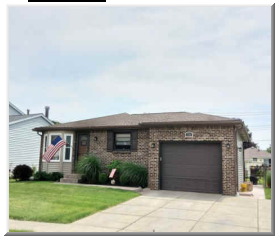
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-46	92.19-5-11	92.18-4-28	92.19-5-7	92.19-4-6	92.19-5-20
Owner	Speyer, James J Jr	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Robak, David D	Mach, Donna B
Address	75 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	92 Banko Dr	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	61 x 135	50 x 104	52 x 104	50 x 104	61 x 108	56 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1987 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 0	1962 / 0
Condition	4 Good	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 No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1092	1064	1092	1064	1336	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	0 690	0 0
SFLA	1092	1064	1092	1064	1336	1241
Att/Det Gar Sqft	414		294	330	352	575
Prior Land	$14,500					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$15,000	$14,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	9/18/2020	5/30/2019
Sale Price		$120,000	$158,000	$153,000	$175,000	$175,333
Time Adj Sale Price		$122,800	$158,500	$162,600	$175,000	$181,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$130.99	$146.49
Total Adj Factors	$77,000	$58,500	$64,000	$64,000	$80,800	$88,600
Adjusted Sale Price		$141,300	$171,500	$175,600	$171,200	$170,200
Comparable Estimate	$166,000 ($152.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143003	143003	143003
Print Key	92.19-5-47	92.18-3-10	92.18-4-42	103.07-3-75	103.08-3-1	103.08-1-29
Owner	Devero John W III	Winkelsas, Mark L	Neumeister, Beverly R	Lambert, David L	Burton, Troy A	Witkowski, Carlton
Address	78 Babbette Dr	257 Crandon Blvd	226 Temple Dr	62 Babbette Dr	23 Cristine Dr	2808 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	202	204	204
School Code	145201	143002	143002	145201	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 140	57 x 128	55 x 104	60 x 140	62 x 105	51 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1988 / 0	1963 / 0	1963 / 0	1988 / 0	1962 / 0	1963 / 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	2 Hot air Yes	3 Hot wtr/stm 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	4	4	4	4	4	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1128	816	816	1408	884	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	544 0	711 0	520 0	780 0	480 0
SFLA	1464	1360	1527	1928	1664	1488
Att/Det Gar Sqft		368	448		264	308
Prior Land	$14,700					
Prior Total	$128,650					
Comp Land Estimate	$17,000	$15,000	$14,000	$17,000	$0	$0
Sale Date		1/25/2019	2/16/2018	7/22/2020	10/24/2019	10/19/2018
Sale Price		$130,000	$139,000	$208,500	$140,000	$123,190
Time Adj Sale Price		$136,600	$155,400	$208,500	$142,800	$131,700
TADJSP/SQFT		$100.44	$101.77	$108.14	$85.82	$88.51
Total Adj Factors	$72,700	$62,900	$78,300	$109,300	$0	$0
Adjusted Sale Price		$146,400	$149,800	$171,900	$0	$0
Comparable Estimate	$156,000 ($106.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-45	92.19-5-11	92.18-4-28	92.19-4-6	92.19-5-7	92.19-5-20
Owner	Wilson, Jacqueline P	Albano, Christina L	Zygmunt, Jessica D	Robak, David D	Knoess, Kurt	Mach, Donna B
Address	79 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	92 Banko Dr	160 Dean Rd	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 135	50 x 104	52 x 104	61 x 108	50 x 104	56 x 108
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	1987 / 0	1967 / 0	1966 / 0	1963 / 0	1967 / 0	1962 / 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 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	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	1108	1064	1092	1336	1064	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 690	0 500	0 0
SFLA	1108	1064	1092	1336	1064	1241
Att/Det Gar Sqft	322		294	352	330	575
Prior Land	$14,400					
Prior Total	$128,000					
Comp Land Estimate	$16,000	$13,000	$13,000	$15,000	$13,000	$14,000
Sale Date		9/23/2019	5/6/2020	9/18/2020	11/26/2018	5/30/2019
Sale Price		$120,000	$158,000	$175,000	$153,000	$175,333
Time Adj Sale Price		$122,800	$158,500	$175,000	$162,600	$181,800
TADJSP/SQFT		$115.41	$145.15	$130.99	$152.82	$146.49
Total Adj Factors	$68,900	$58,500	$64,000	$80,800	$64,000	$88,600
Adjusted Sale Price		$133,200	$163,400	$163,100	$167,500	$162,100
Comparable Estimate	$158,000 ($142.6/SFLA)					

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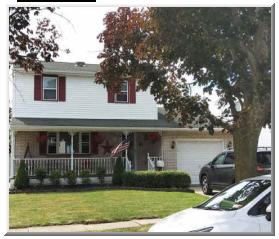
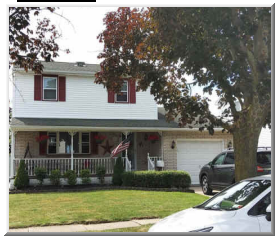
Comparable SALES Report - RESIDENTIAL

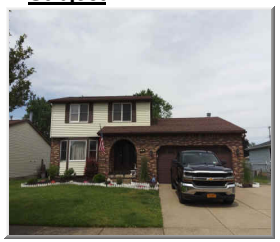
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143089	143089	143003	143089
Print Key	92.19-5-48	103.07-3-75	92.18-4-42	92.18-3-10	103.08-3-1	103.05-11-14
Owner	Lumadue John F Jr	Lambert, David L	Neumeister, Beverly R	Winkelsas, Mark L	Burton, Troy A	Mojica, Bianca L
Address	82 Babbette Dr	62 Babbette Dr	226 Temple Dr	257 Crandon Blvd	23 Cristine Dr	53 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	111	202	111	111	204	110
School Code	145201	145201	143002	143002	143007	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 140	60 x 140	55 x 104	57 x 128	62 x 105	55 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1988 / 0	1988 / 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 480	C Average 100	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm 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	4	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 1	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1508	1408	816	816	884	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	480 0	520 0	711 0	544 0	780 0	676 0
SFLA	1988	1928	1527	1360	1664	1740
Att/Det Gar Sqft			448	368	264	
Prior Land	$15,300					
Prior Total	$141,100					
Comp Land Estimate	$17,000	$17,000	$14,000	$15,000	$0	$15,500
Sale Date		7/22/2020	2/16/2018	1/25/2019	10/24/2019	8/10/2020
Sale Price		$208,500	$139,000	$130,000	$140,000	$174,000
Time Adj Sale Price		$208,500	$155,400	$136,600	$142,800	$174,000
TADJSP/SQFT		$108.14	$101.77	$100.44	$85.82	$100.00
Total Adj Factors	$86,000	$109,300	$78,300	$62,900	$0	$83,300
Adjusted Sale Price		$185,200	$163,100	$159,700	$0	$176,700
Comparable Estimate	$171,000 ($86.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-44	103.06-2-34	103.06-6-11	92.20-9-37.12	92.20-10-20	92.18-14-26
Owner	Berbach, Timothy J	Bailey, Rhiannon M	Gaglione, Michael S	Pomietlasz, Richard	Jarmusz, Scott S	Nguyen, Trang
Address	83 Babbette Dr	8 Mary Lou Dr	60 Karen Ln	212 French Rd	79 Norman Dr	303 Claudette 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	111	203	203	201	202	202
School Code	145201	143002	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	53 x 105	52 x 105	64 x 152	60 x 96	69 x 113
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1967 / 0	1993 / 0	1969 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 90
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	3	5	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 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	978	1134	816	680	714	1158
2nd Sty Area	672	594	659	1160	1006	974
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 437	0 0	0 400	0 0
SFLA	1650	1728	1475	1840	1720	2132
Att/Det Gar Sqft	440	286	308	730	400	552
Prior Land	$14,400					
Prior Total	$155,500					
Comp Land Estimate	$16,000	$0	$0	$0	$14,000	$17,000
Sale Date		11/4/2019	10/15/2020	3/28/2019	4/18/2018	7/30/2019
Sale Price		$164,900	$211,000	$209,900	$209,900	$133,000
Time Adj Sale Price		$167,700	$211,000	$219,100	$232,100	$137,000
TADJSP/SQFT		$97.05	$143.05	$119.08	$134.94	$64.26
Total Adj Factors	$86,600	$0	$0	$0	$123,700	$70,200
Adjusted Sale Price		$0	$0	$0	$195,000	$153,400
Comparable Estimate	$174,000 ($105.45/SFLA)					

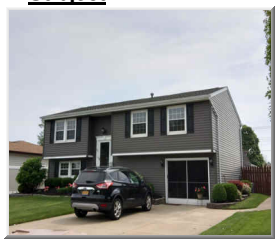
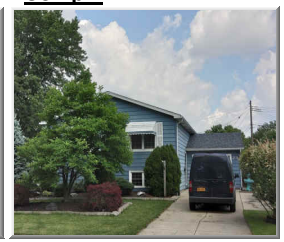
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

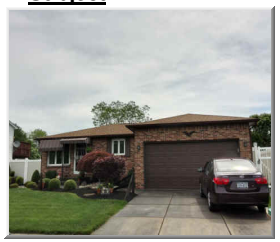
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-49	103.06-2-34	103.06-6-11	92.20-9-37.12	103.06-6-5	92.18-14-26
Owner	Desantis, Rocco	Bailey, Rhiannon M	Gaglione, Michael S	Pomietlasz, Richard	Berger, Brandon M	Nguyen, Trang
Address	86 Babbette Dr	8 Mary Lou Dr	60 Karen Ln	212 French Rd	84 Karen Ln	303 Claudette 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	111	203	203	201	203	202
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 140	53 x 105	52 x 105	64 x 152	53 x 105	69 x 113
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1970 / 0	1967 / 0	1993 / 0	1968 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 90
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	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	957	1134	816	680	624	1158
2nd Sty Area	675	594	659	1160	676	974
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 437	0 0	0 312	0 0
SFLA	1632	1728	1475	1840	1300	2132
Att/Det Gar Sqft	396	286	308	730	440	552
Prior Land	$14,700					
Prior Total	$154,900					
Comp Land Estimate	$17,000	$0	$0	$0	$0	$17,000
Sale Date		11/4/2019	10/15/2020	3/28/2019	12/12/2019	7/30/2019
Sale Price		$164,900	$211,000	$209,900	$157,000	$133,000
Time Adj Sale Price		$167,700	$211,000	$219,100	$159,100	$137,000
TADJSP/SQFT		$97.05	$143.05	$119.08	$122.38	$64.26
Total Adj Factors	$85,600	$0	$0	$0	$0	$70,200
Adjusted Sale Price		$0	$0	$0	$0	$152,400
Comparable Estimate	$152,000 ($93.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-43	92.19-4-6	92.19-5-20	92.19-5-11	92.18-5-38	92.18-4-28
Owner	Karczewski, Loretta A	Robak, David D	Mach, Donna B	Albano, Christina L	White, Kristie M	Zygmunt, Jessica D
Address	87 Babbette Dr	92 Banko Dr	101 Banko Dr	140 Dean Rd	216 Diane Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1963 / 0	1962 / 0	1967 / 0	1964 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1250	1336	1241	1064	1268	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 420	0 0	0 0
SFLA	1250	1336	1241	1064	1268	1092
Att/Det Gar Sqft	418	352	575		308	294
Prior Land	$14,400					
Prior Total	$141,100					
Comp Land Estimate	$16,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	9/23/2019	11/12/2019	5/6/2020
Sale Price		$175,000	$175,333	$120,000	$178,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$122,800	$181,000	$158,500
TADJSP/SQFT		$130.99	$146.49	$115.41	$142.74	$145.15
Total Adj Factors	$79,400	$80,800	$88,600	$58,500	$73,700	$64,000
Adjusted Sale Price		$173,600	$172,600	$143,700	$186,700	$173,900
Comparable Estimate	$170,000 ($136/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-50	92.18-14-26	103.06-2-34	92.20-9-37.12	103.06-6-11	93.13-4-22
Owner	Reese, Lori A	Nguyen, Trang	Bailey, Rhiannon M	Pomietlasz, Richard	Gaglione, Michael S	Diaz Lebron, Carmen E
Address	90 Babbette Dr	303 Claudette Ct	8 Mary Lou Dr	212 French Rd	60 Karen Ln	110 Patsy 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	111	202	203	201	203	201
School Code	145201	143002	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	65 x 170	69 x 113	53 x 105	64 x 152	52 x 105	58 x 140
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1970 / 0	1993 / 0	1967 / 0	1966 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	2 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 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	1304	1158	1134	680	816	1166
2nd Sty Area	650	974	594	1160	659	837
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 437	0 0
SFLA	1954	2132	1728	1840	1475	2003
Att/Det Gar Sqft	440	552	286	730	308	552
Prior Land	$16,500					
Prior Total	$168,000					
Comp Land Estimate	$18,000	$17,000	$0	$0	$0	$0
Sale Date		7/30/2019	11/4/2019	3/28/2019	10/15/2020	1/8/2020
Sale Price		$133,000	$164,900	$209,900	$211,000	$170,000
Time Adj Sale Price		$137,000	$167,700	$219,100	$211,000	$171,700
TADJSP/SQFT		$64.26	$97.05	$119.08	$143.05	$85.72
Total Adj Factors	$104,700	$70,200	$0	$0	$0	$0
Adjusted Sale Price		$171,500	$0	$0	$0	$0
Comparable Estimate	$172,000 ($88.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-51	92.19-5-11	92.18-4-28	92.19-5-7	92.19-4-6	92.19-5-20
Owner	Pilarz, James M	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Robak, David D	Mach, Donna B
Address	94 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	92 Banko Dr	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	65 x 170	50 x 104	52 x 104	50 x 104	61 x 108	56 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1987 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 0	1962 / 0
Condition	4 Good	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 No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1092	1064	1092	1064	1336	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	0 690	0 0
SFLA	1092	1064	1092	1064	1336	1241
Att/Det Gar Sqft	400		294	330	352	575
Prior Land	$16,500					
Prior Total	$123,338					
Comp Land Estimate	$18,000	$13,000	$13,000	$13,000	$15,000	$14,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	9/18/2020	5/30/2019
Sale Price		$120,000	$158,000	$153,000	$175,000	$175,333
Time Adj Sale Price		$122,800	$158,500	$162,600	$175,000	$181,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$130.99	$146.49
Total Adj Factors	$79,100	$58,500	$64,000	$64,000	$80,800	$88,600
Adjusted Sale Price		$143,400	$173,600	$177,700	$173,300	$172,300
Comparable Estimate	$168,000 ($153.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143003	143003	143003
Print Key	92.19-5-42	92.18-3-10	92.18-4-42	103.07-3-75	103.08-3-1	103.08-1-29
Owner	Schuler James R	Winkelsas, Mark L	Neumeister, Beverly R	Lambert, David L	Burton, Troy A	Witkowski, Carlton
Address	91 Babbette Dr	257 Crandon Blvd	226 Temple Dr	62 Babbette Dr	23 Cristine Dr	2808 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	202	204	204
School Code	145201	143002	143002	145201	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 135	57 x 128	55 x 104	60 x 140	62 x 105	51 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1987 / 0	1963 / 0	1963 / 0	1988 / 0	1962 / 0	1963 / 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	3 Hot wtr/stm 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	4	4	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1028	816	816	1408	884	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	544 0	711 0	520 0	780 0	480 0
SFLA	1316	1360	1527	1928	1664	1488
Att/Det Gar Sqft		368	448		264	308
Prior Land	$14,400					
Prior Total	$112,100					
Comp Land Estimate	$16,000	$15,000	$14,000	$17,000	$0	$0
Sale Date		1/25/2019	2/16/2018	7/22/2020	10/24/2019	10/19/2018
Sale Price		$130,000	$139,000	$208,500	$140,000	$123,190
Time Adj Sale Price		$136,600	$155,400	$208,500	$142,800	$131,700
TADJSP/SQFT		$100.44	$101.77	$108.14	$85.82	$88.51
Total Adj Factors	$69,700	$62,900	$78,300	$109,300	$0	$0
Adjusted Sale Price		$143,400	$146,800	$168,900	$0	$0
Comparable Estimate	$153,000 ($116.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-41	92.19-4-6	92.19-5-20	92.18-5-38	92.19-5-11	92.18-4-28
Owner	Schwenk, Darlene P	Robak, David D	Mach, Donna B	White, Kristie M	Albano, Christina L	Zygmunt, Jessica D
Address	95 Babbette Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 135	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 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 100	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	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	1360	1336	1241	1268	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 420	0 0
SFLA	1360	1336	1241	1268	1064	1092
Att/Det Gar Sqft	432	352	575	308		294
Prior Land	$15,100					
Prior Total	$132,302					
Comp Land Estimate	$17,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$122,800	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$115.41	$145.15
Total Adj Factors	$82,100	$80,800	$88,600	$73,700	$58,500	$64,000
Adjusted Sale Price		$176,300	$175,300	$189,400	$146,400	$176,600
Comparable Estimate	$173,000 ($127.21/SFLA)					

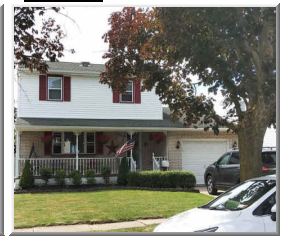
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-52	92.18-14-26	103.06-2-34	92.20-9-37.12	93.13-4-22	103.06-6-11
Owner	Nowosiadly, Paul S	Nguyen, Trang	Bailey, Rhiannon M	Pomietlasz, Richard	Diaz Lebron, Carmen E	Gaglione, Michael S
Address	98 Babbette Dr	303 Claudette Ct	8 Mary Lou Dr	212 French Rd	110 Patsy Ln	60 Karen 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	111	202	203	201	201	203
School Code	145201	143002	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 170	69 x 113	53 x 105	64 x 152	58 x 140	52 x 105
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1970 / 0	1993 / 0	1966 / 0	1967 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	2 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 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	928	1158	1134	680	1166	816
2nd Sty Area	1051	974	594	1160	837	659
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 437
SFLA	1979	2132	1728	1840	2003	1475
Att/Det Gar Sqft	342	552	286	730	552	308
Prior Land	$17,200					
Prior Total	$182,600					
Comp Land Estimate	$19,000	$17,000	$0	$0	$0	$0
Sale Date		7/30/2019	11/4/2019	3/28/2019	1/8/2020	10/15/2020
Sale Price		$133,000	$164,900	$209,900	$170,000	$211,000
Time Adj Sale Price		$137,000	$167,700	$219,100	$171,700	$211,000
TADJSP/SQFT		$64.26	$97.05	$119.08	$85.72	$143.05
Total Adj Factors	$100,000	$70,200	$0	$0	$0	$0
Adjusted Sale Price		$166,800	$0	$0	$0	$0
Comparable Estimate	$167,000 ($84.39/SFLA)					

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

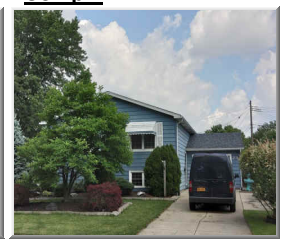
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143003	143003	143003
Print Key	92.19-5-40	92.18-4-42	92.18-3-10	103.07-3-75	103.08-3-1	93.17-13-16
Owner	Bordonaro, Barbara A	Neumeister, Beverly R	Winkelsas, Mark L	Lambert, David L	Burton, Troy A	Hahn, Victoria Lee
Address	99 Babbette Dr	226 Temple Dr	257 Crandon Blvd	62 Babbette Dr	23 Cristine Dr	14 Bonita Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	202	204	201
School Code	145201	143002	143002	145201	143007	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 135	55 x 104	57 x 128	60 x 140	62 x 105	80 x 120
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1988 / 0	1963 / 0	1963 / 0	1988 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1128	816	816	1408	884	1384
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	711 0	544 0	520 0	780 0	585 0
SFLA	1656	1527	1360	1928	1664	1569
Att/Det Gar Sqft		448	368		264	576
Prior Land	$14,400					
Prior Total	$138,700					
Comp Land Estimate	$16,000	$14,000	$15,000	$17,000	$0	$0
Sale Date		2/16/2018	1/25/2019	7/22/2020	10/24/2019	3/6/2020
Sale Price		$139,000	$130,000	$208,500	$140,000	$112,500
Time Adj Sale Price		$155,400	$136,600	$208,500	$142,800	$113,300
TADJSP/SQFT		$101.77	$100.44	$108.14	$85.82	$72.21
Total Adj Factors	$76,100	$78,300	$62,900	$109,300	$0	$0
Adjusted Sale Price		$153,200	$149,800	$175,300	$0	$0
Comparable Estimate	$159,000 ($96.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-53	103.06-2-34	92.20-9-37.12	92.18-14-26	103.06-6-11	92.20-10-20
Owner	Nunn, Jeff A	Bailey, Rhiannon M	Pomietlasz, Richard	Nguyen, Trang	Gaglione, Michael S	Jarmusz, Scott S
Address	102 Babbette Dr	8 Mary Lou Dr	212 French Rd	303 Claudette Ct	60 Karen Ln	79 Norman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	201	202	203	202
School Code	145201	143002	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	70 x 169	53 x 105	64 x 152	69 x 113	52 x 105	60 x 96
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1993 / 0	1970 / 0	1967 / 0	1969 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100	C Average 110
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	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	4	3	5
Full/Half Baths	1 / 1	2 / 0	2 / 1	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	1144	1134	680	1158	816	714
2nd Sty Area	624	594	1160	974	659	1006
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 437	0 400
SFLA	1768	1728	1840	2132	1475	1720
Att/Det Gar Sqft	420	286	730	552	308	400
Prior Land	$17,200					
Prior Total	$157,700					
Comp Land Estimate	$19,000	$0	$0	$17,000	$0	$14,000
Sale Date		11/4/2019	3/28/2019	7/30/2019	10/15/2020	4/18/2018
Sale Price		$164,900	$209,900	$133,000	$211,000	$209,900
Time Adj Sale Price		$167,700	$219,100	$137,000	$211,000	$232,100
TADJSP/SQFT		$97.05	$119.08	$64.26	$143.05	$134.94
Total Adj Factors	$93,200	$0	$0	$70,200	$0	$123,700
Adjusted Sale Price		$0	$0	$160,000	$0	$201,600
Comparable Estimate	$181,000 ($102.38/SFLA)					

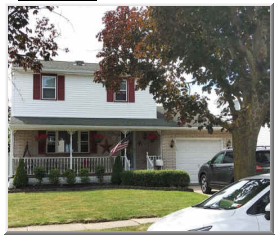
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-39	92.19-4-6	92.19-5-20	92.18-5-38	92.19-5-11	92.18-4-28
Owner	Staszkiw, Michael P	Robak, David D	Mach, Donna B	White, Kristie M	Albano, Christina L	Zygmunt, Jessica D
Address	103 Babbette Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 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 100	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	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	1334	1336	1241	1268	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 420	0 0
SFLA	1334	1336	1241	1268	1064	1092
Att/Det Gar Sqft	380	352	575	308		294
Prior Land	$14,400					
Prior Total	$149,400					
Comp Land Estimate	$16,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$122,800	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$115.41	$145.15
Total Adj Factors	$88,600	$80,800	$88,600	$73,700	$58,500	$64,000
Adjusted Sale Price		$182,800	$181,800	$195,900	$152,900	$183,100
Comparable Estimate	$179,000 ($134.18/SFLA)					

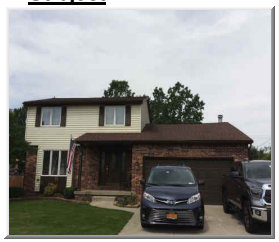
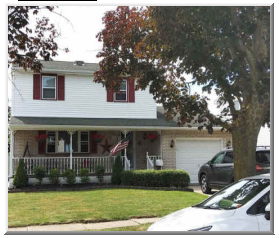


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-54	103.06-2-34	92.20-9-37.12	92.18-14-26	103.06-6-11	92.20-10-20
Owner	Valley Timothy	Bailey, Rhiannon M	Pomietlasz, Richard	Nguyen, Trang	Gaglione, Michael S	Jarmusz, Scott S
Address	106 Babbette Dr	8 Mary Lou Dr	212 French Rd	303 Claudette Ct	60 Karen Ln	79 Norman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	201	202	203	202
School Code	145201	143002	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	65 x 169	53 x 105	64 x 152	69 x 113	52 x 105	60 x 96
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1993 / 0	1970 / 0	1967 / 0	1969 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100	C Average 110
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	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	4	3	5
Full/Half Baths	1 / 1	2 / 0	2 / 1	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	1160	1134	680	1158	816	714
2nd Sty Area	648	594	1160	974	659	1006
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 437	0 400
SFLA	1808	1728	1840	2132	1475	1720
Att/Det Gar Sqft	420	286	730	552	308	400
Prior Land	$16,400					
Prior Total	$170,150					
Comp Land Estimate	$18,000	$0	$0	$17,000	$0	$14,000
Sale Date		11/4/2019	3/28/2019	7/30/2019	10/15/2020	4/18/2018
Sale Price		$164,900	$209,900	$133,000	$211,000	$209,900
Time Adj Sale Price		$167,700	$219,100	$137,000	$211,000	$232,100
TADJSP/SQFT		$97.05	$119.08	$64.26	$143.05	$134.94
Total Adj Factors	$107,100	$0	$0	$70,200	$0	$123,700
Adjusted Sale Price		$0	$0	$173,900	$0	$215,500
Comparable Estimate	$195,000 ($107.85/SFLA)					

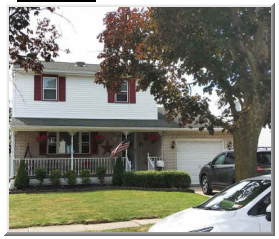
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143003	143003	143003
Print Key	92.19-5-38	92.18-3-10	92.18-4-42	103.07-3-75	103.08-3-1	103.08-1-29
Owner	Schmidt, Mark D	Winkelsas, Mark L	Neumeister, Beverly R	Lambert, David L	Burton, Troy A	Witkowski, Carlton
Address	107 Babbette Dr	257 Crandon Blvd	226 Temple Dr	62 Babbette Dr	23 Cristine Dr	2808 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	202	204	204
School Code	145201	143002	143002	145201	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 135	57 x 128	55 x 104	60 x 140	62 x 105	51 x 110
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1987 / 0	1963 / 0	1963 / 0	1988 / 0	1962 / 0	1963 / 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	3 Hot wtr/stm 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	4	4	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1028	816	816	1408	884	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	544 0	711 0	520 0	780 0	480 0
SFLA	1316	1360	1527	1928	1664	1488
Att/Det Gar Sqft		368	448		264	308
Prior Land	$14,400					
Prior Total	$114,300					
Comp Land Estimate	$16,000	$15,000	$14,000	$17,000	$0	$0
Sale Date		1/25/2019	2/16/2018	7/22/2020	10/24/2019	10/19/2018
Sale Price		$130,000	$139,000	$208,500	$140,000	$123,190
Time Adj Sale Price		$136,600	$155,400	$208,500	$142,800	$131,700
TADJSP/SQFT		$100.44	$101.77	$108.14	$85.82	$88.51
Total Adj Factors	$61,100	$62,900	$78,300	$109,300	$0	$0
Adjusted Sale Price		$134,800	$138,200	$160,300	$0	$0
Comparable Estimate	$144,000 ($109.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-55	92.19-4-6	92.18-5-38	92.19-5-20	92.19-5-11	92.18-4-28
Owner	Schmitt, Robert M	Robak, David D	White, Kristie M	Mach, Donna B	Albano, Christina L	Zygmunt, Jessica D
Address	110 Babbette Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 169	61 x 108	50 x 104	56 x 108	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1963 / 0	1964 / 0	1962 / 0	1967 / 0	1966 / 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 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	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	1336	1268	1241	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 420	0 0
SFLA	1344	1336	1268	1241	1064	1092
Att/Det Gar Sqft	441	352	308	575		294
Prior Land	$16,400					
Prior Total	$133,200					
Comp Land Estimate	$18,000	$15,000	$13,000	$14,000	$13,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$122,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$115.41	$145.15
Total Adj Factors	$83,600	$80,800	$73,700	$88,600	$58,500	$64,000
Adjusted Sale Price		$177,800	$190,900	$176,800	$147,900	$178,100
Comparable Estimate	$174,000 ($129.46/SFLA)					

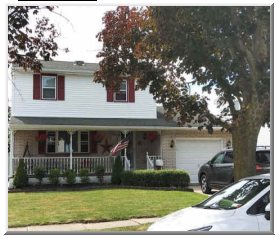
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-37	103.06-6-11	103.06-2-34	103.06-6-5	92.20-10-11	92.20-9-37.12
Owner	Kankiewicz Bernadette	Gaglione, Michael S	Bailey, Rhiannon M	Berger, Brandon M	Delmar, Steven M	Pomietlasz, Richard
Address	111 Babbette Dr	60 Karen Ln	8 Mary Lou Dr	84 Karen Ln	24 Claude Dr	212 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	203	202	201
School Code	145201	143002	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 135	52 x 105	53 x 105	53 x 105	60 x 105	64 x 152
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	1987 / 0	1967 / 0	1970 / 0	1968 / 0	1962 / 0	1993 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	838	816	1134	624	700	680
2nd Sty Area	681	659	594	676	728	1160
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 240	0 312	0 364	0 0
SFLA	1519	1475	1728	1300	1428	1840
Att/Det Gar Sqft	500	308	286	440	440	730
Prior Land	$14,400					
Prior Total	$141,100					
Comp Land Estimate	$16,000	$0	$0	$0	$15,000	$0
Sale Date		10/15/2020	11/4/2019	12/12/2019	2/22/2019	3/28/2019
Sale Price		$211,000	$164,900	$157,000	$175,000	$209,900
Time Adj Sale Price		$211,000	$167,700	$159,100	$183,200	$219,100
TADJSP/SQFT		$143.05	$97.05	$122.38	$128.29	$119.08
Total Adj Factors	$83,200	$0	$0	$0	$83,000	$0
Adjusted Sale Price		$0	$0	$0	$183,400	$0
Comparable Estimate	$183,000 ($120.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-56	103.06-6-11	103.06-2-34	103.06-6-5	92.20-10-11	92.20-9-37.12
Owner	Schultz Christopher E	Gaglione, Michael S	Bailey, Rhiannon M	Berger, Brandon M	Delmar, Steven M	Pomietlasz, Richard
Address	114 Babbette Dr	60 Karen Ln	8 Mary Lou Dr	84 Karen Ln	24 Claude Dr	212 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	203	202	201
School Code	145201	143002	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	65 x 140	52 x 105	53 x 105	53 x 105	60 x 105	64 x 152
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	1987 / 0	1967 / 0	1970 / 0	1968 / 0	1962 / 0	1993 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
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	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	930	816	1134	624	700	680
2nd Sty Area	648	659	594	676	728	1160
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 240	0 312	0 364	0 0
SFLA	1578	1475	1728	1300	1428	1840
Att/Det Gar Sqft	440	308	286	440	440	730
Prior Land	$15,300					
Prior Total	$155,100					
Comp Land Estimate	$17,000	$0	$0	$0	$15,000	$0
Sale Date		10/15/2020	11/4/2019	12/12/2019	2/22/2019	3/28/2019
Sale Price		$211,000	$164,900	$157,000	$175,000	$209,900
Time Adj Sale Price		$211,000	$167,700	$159,100	$183,200	$219,100
TADJSP/SQFT		$143.05	$97.05	$122.38	$128.29	$119.08
Total Adj Factors	$86,500	$0	$0	$0	$83,000	$0
Adjusted Sale Price		$0	$0	$0	$186,700	$0
Comparable Estimate	$187,000 ($118.5/SFLA)					

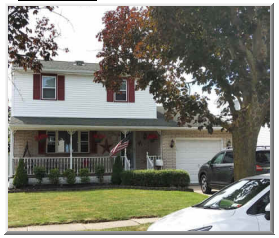
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-36	92.19-5-11	92.18-4-28	92.19-5-7	92.14-8-45	92.14-8-23
Owner	Fildes, David J	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Nagel, John C	Pettit, Sean
Address	115 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	50 x 104	52 x 104	50 x 104	52 x 130	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1092	1064	1092	1064	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	520 0	0 400
SFLA	1092	1064	1092	1064	1091	1040
Att/Det Gar Sqft	260		294	330	440	420
Prior Land	$14,400					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	6/27/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$132,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$136,900	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$125.48	$159.42
Total Adj Factors	$74,500	$58,500	$64,000	$64,000	$68,000	$66,100
Adjusted Sale Price		$138,800	$169,000	$173,100	$143,400	$174,200
Comparable Estimate	$160,000 ($146.52/SFLA)					

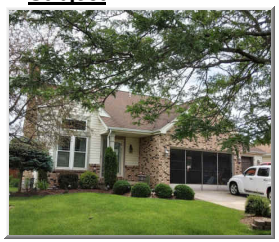
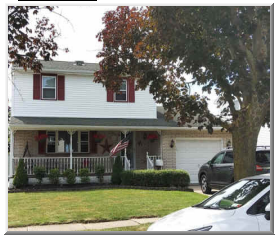
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-57	103.06-2-34	103.06-6-11	92.20-9-37.12	92.20-10-20	92.18-14-26
Owner	Wall-Goodwill, Deborah	Bailey, Rhiannon M	Gaglione, Michael S	Pomietlasz, Richard	Jarmusz, Scott S	Nguyen, Trang
Address	118 Babbette Dr	8 Mary Lou Dr	60 Karen Ln	212 French Rd	79 Norman Dr	303 Claudette 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	111	203	203	201	202	202
School Code	145201	143002	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 140	53 x 105	52 x 105	64 x 152	60 x 96	69 x 113
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1970 / 0	1967 / 0	1993 / 0	1969 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 90
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	3	5	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 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	978	1134	816	680	714	1158
2nd Sty Area	702	594	659	1160	1006	974
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 437	0 0	0 400	0 0
SFLA	1680	1728	1475	1840	1720	2132
Att/Det Gar Sqft	441	286	308	730	400	552
Prior Land	$15,300					
Prior Total	$149,400					
Comp Land Estimate	$17,000	$0	$0	$0	$14,000	$17,000
Sale Date		11/4/2019	10/15/2020	3/28/2019	4/18/2018	7/30/2019
Sale Price		$164,900	$211,000	$209,900	$209,900	$133,000
Time Adj Sale Price		$167,700	$211,000	$219,100	$232,100	$137,000
TADJSP/SQFT		$97.05	$143.05	$119.08	$134.94	$64.26
Total Adj Factors	$88,400	$0	$0	$0	$123,700	$70,200
Adjusted Sale Price		$0	$0	$0	$196,800	$155,200
Comparable Estimate	$176,000 ($104.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-35	92.19-5-11	92.18-4-28	92.19-5-7	92.14-8-45	92.14-8-23
Owner	Powers, Sharon A	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Nagel, John C	Pettit, Sean
Address	119 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	50 x 104	52 x 104	50 x 104	52 x 130	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1092	1064	1092	1064	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	520 0	0 400
SFLA	1092	1064	1092	1064	1091	1040
Att/Det Gar Sqft	480		294	330	440	420
Prior Land	$14,400					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	6/27/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$132,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$136,900	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$125.48	$159.42
Total Adj Factors	$72,800	$58,500	$64,000	$64,000	$68,000	$66,100
Adjusted Sale Price		$137,100	$167,300	$171,400	$141,700	$172,500
Comparable Estimate	$158,000 ($144.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-58	103.06-6-11	103.06-2-34	103.06-6-5	92.20-10-11	92.20-9-37.12
Owner	Weber, Andrea	Gaglione, Michael S	Bailey, Rhiannon M	Berger, Brandon M	Delmar, Steven M	Pomietlasz, Richard
Address	122 Babbette Dr	60 Karen Ln	8 Mary Lou Dr	84 Karen Ln	24 Claude Dr	212 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	203	202	201
School Code	145201	143002	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	65 x 140	52 x 105	53 x 105	53 x 105	60 x 105	64 x 152
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	1987 / 0	1967 / 0	1970 / 0	1968 / 0	1962 / 0	1993 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
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	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	920	816	1134	624	700	680
2nd Sty Area	650	659	594	676	728	1160
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 240	0 312	0 364	0 0
SFLA	1570	1475	1728	1300	1428	1840
Att/Det Gar Sqft	440	308	286	440	440	730
Prior Land	$15,300					
Prior Total	$149,400					
Comp Land Estimate	$17,000	$0	$0	$0	$15,000	$0
Sale Date		10/15/2020	11/4/2019	12/12/2019	2/22/2019	3/28/2019
Sale Price		$211,000	$164,900	$157,000	$175,000	$209,900
Time Adj Sale Price		$211,000	$167,700	$159,100	$183,200	$219,100
TADJSP/SQFT		$143.05	$97.05	$122.38	$128.29	$119.08
Total Adj Factors	$85,300	$0	$0	$0	$83,000	$0
Adjusted Sale Price		$0	$0	$0	$185,500	$0
Comparable Estimate	$186,000 ($118.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-34	92.19-5-11	92.18-4-28	92.19-5-7	92.14-8-45	92.14-8-23
Owner	DiPasquale, Christa M	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Nagel, John C	Pettit, Sean
Address	123 Babbette Dr	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	50 x 104	52 x 104	50 x 104	52 x 130	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1098	1064	1092	1064	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	520 0	0 400
SFLA	1098	1064	1092	1064	1091	1040
Att/Det Gar Sqft	468		294	330	440	420
Prior Land	$14,400					
Prior Total	$124,500					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	6/27/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$132,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$136,900	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$125.48	$159.42
Total Adj Factors	$70,200	$58,500	$64,000	$64,000	$68,000	$66,100
Adjusted Sale Price		$134,500	$164,700	$168,800	$139,100	$169,900
Comparable Estimate	$155,000 ($141.17/SFLA)					

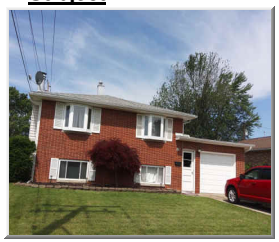
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-32	103.06-6-11	103.06-2-34	103.06-6-5	92.20-10-11	92.20-9-37.12
Owner	Malachowski, Anna	Gaglione, Michael S	Bailey, Rhiannon M	Berger, Brandon M	Delmar, Steven M	Pomietlasz, Richard
Address	126 Babbette Dr	60 Karen Ln	8 Mary Lou Dr	84 Karen Ln	24 Claude Dr	212 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	203	202	201
School Code	145201	143002	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	91 x 140	52 x 105	53 x 105	53 x 105	60 x 105	64 x 152
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	1987 / 0	1967 / 0	1970 / 0	1968 / 0	1962 / 0	1993 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	902	816	1134	624	700	680
2nd Sty Area	650	659	594	676	728	1160
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 240	0 312	0 364	0 0
SFLA	1552	1475	1728	1300	1428	1840
Att/Det Gar Sqft	484	308	286	440	440	730
Prior Land	$18,800					
Prior Total	$149,400					
Comp Land Estimate	$20,000	$0	$0	$0	$15,000	$0
Sale Date		10/15/2020	11/4/2019	12/12/2019	2/22/2019	3/28/2019
Sale Price		$211,000	$164,900	$157,000	$175,000	$209,900
Time Adj Sale Price		$211,000	$167,700	$159,100	$183,200	$219,100
TADJSP/SQFT		$143.05	$97.05	$122.38	$128.29	$119.08
Total Adj Factors	$83,900	$0	$0	$0	$83,000	$0
Adjusted Sale Price		$0	$0	$0	$184,100	$0
Comparable Estimate	$184,000 ($118.56/SFLA)					

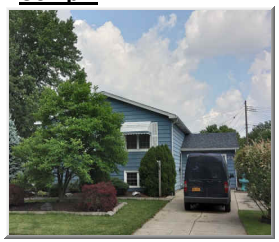
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.19-5-33	103.06-6-11	103.06-6-5	92.20-10-11	103.06-2-34	92.20-10-20
Owner	Baker David W	Gaglione, Michael S	Berger, Brandon M	Delmar, Steven M	Bailey, Rhiannon M	Jarmusz, Scott S
Address	127 Babbette Dr	60 Karen Ln	84 Karen Ln	24 Claude Dr	8 Mary Lou Dr	79 Norman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	202	203	202
School Code	145201	143002	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	84 x 135	52 x 105	53 x 105	60 x 105	53 x 105	60 x 96
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	1987 / 0	1967 / 0	1968 / 0	1962 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	5	5
Full/Half Baths	2 / 1	1 / 1	1 / 1	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	900	816	624	700	1134	714
2nd Sty Area	592	659	676	728	594	1006
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 312	0 364	0 240	0 400
SFLA	1492	1475	1300	1428	1728	1720
Att/Det Gar Sqft	748	308	440	440	286	400
Prior Land	$17,500					
Prior Total	$155,100					
Comp Land Estimate	$19,000	$0	$0	$15,000	$0	$14,000
Sale Date		10/15/2020	12/12/2019	2/22/2019	11/4/2019	4/18/2018
Sale Price		$211,000	$157,000	$175,000	$164,900	$209,900
Time Adj Sale Price		$211,000	$159,100	$183,200	$167,700	$232,100
TADJSP/SQFT		$143.05	$122.38	$128.29	$97.05	$134.94
Total Adj Factors	$98,500	$0	$0	$83,000	$0	$123,700
Adjusted Sale Price		$0	$0	$198,700	$0	$206,900
Comparable Estimate	$203,000 ($136.06/SFLA)					

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

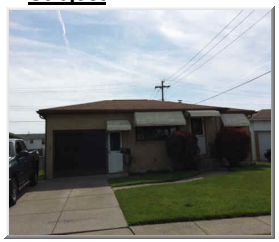
Roll Year: 2021

Option : 111_ENPM_OPTIONS





	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143089	143089	143003	143089
Print Key	92.19-4-7	103.07-3-75	92.18-4-42	92.18-3-10	103.08-3-1	103.05-11-14
Owner	Lain, Jaime	Lambert, David L	Neumeister, Beverly R	Winkelsas, Mark L	Burton, Troy A	Mojica, Bianca L
Address	88 Banko Dr	62 Babbette Dr	226 Temple Dr	257 Crandon Blvd	23 Cristine Dr	53 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	111	202	111	111	204	110
School Code	145201	145201	143002	143002	143007	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 107	60 x 140	55 x 104	57 x 128	62 x 105	55 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised 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	1988 / 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 896	C Average 100	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm 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	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 1	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 0	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1088	1408	816	816	884	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	896 0	520 0	711 0	544 0	780 0	676 0
SFLA	1984	1928	1527	1360	1664	1740
Att/Det Gar Sqft	360		448	368	264	
Prior Land	$11,900					
Prior Total	$131,600					
Comp Land Estimate	$13,000	$17,000	$14,000	$15,000	$0	$15,500
Sale Date		7/22/2020	2/16/2018	1/25/2019	10/24/2019	8/10/2020
Sale Price		$208,500	$139,000	$130,000	$140,000	$174,000
Time Adj Sale Price		$208,500	$155,400	$136,600	$142,800	$174,000
TADJSP/SQFT		$108.14	$101.77	$100.44	$85.82	$100.00
Total Adj Factors	$85,000	$109,300	$78,300	$62,900	$0	$83,300
Adjusted Sale Price		$184,200	$162,100	$158,700	$0	$175,700
Comparable Estimate	$170,000 ($85.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-17.1	92.19-4-6	92.19-5-11	92.18-4-28	92.19-5-20	92.18-4-60
Owner	Nawrocki, Joseph M	Robak, David D	Albano, Christina L	Zygmunt, Jessica D	Mach, Donna B	Rogers, Scott M
Address	89 Banko Dr	92 Banko Dr	140 Dean Rd	235 Poinciana Pkwy	101 Banko Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 137	61 x 108	50 x 104	52 x 104	56 x 108	50 x 104
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	1963 / 0	1963 / 0	1967 / 0	1966 / 0	1962 / 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 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	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1129	1336	1064	1092	1241	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 420	0 0	0 0	0 468
SFLA	1129	1336	1064	1092	1241	1120
Att/Det Gar Sqft	294	352		294	575	294
Prior Land	$13,500					
Prior Total	$116,200					
Comp Land Estimate	$15,000	$15,000	$13,000	$13,000	$14,000	$13,000
Sale Date		9/18/2020	9/23/2019	5/6/2020	5/30/2019	3/27/2020
Sale Price		$175,000	$120,000	$158,000	$175,333	$160,000
Time Adj Sale Price		$175,000	$122,800	$158,500	$181,800	$161,100
TADJSP/SQFT		$130.99	$115.41	$145.15	$146.49	$143.84
Total Adj Factors	$69,900	$80,800	$58,500	$64,000	$88,600	$68,800
Adjusted Sale Price		$164,100	$134,200	$164,400	$163,100	$162,200
Comparable Estimate	$158,000 ($139.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-4-6	92.19-4-6	92.19-5-20	92.18-5-38	92.18-11-23	92.18-7-7
Owner	Robak, David D	Robak, David D	Mach, Donna B	White, Kristie M	Strychalski, Timothy	Herod, Steven J
Address	92 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	95 Temple Dr	203 Lydia 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	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 108	61 x 108	56 x 108	50 x 104	65 x 104	50 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	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1960 / 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 105	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1336	1336	1241	1268	1316	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 690	0 690	0 0	0 0	0 438	0 400
SFLA	1336	1336	1241	1268	1316	1250
Att/Det Gar Sqft	352	352	575	308	484	528
Prior Land	$13,000					
Prior Total	$134,000					
Comp Land Estimate	$15,000	$15,000	$14,000	$13,000	$15,000	$14,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	8/31/2020	12/18/2019
Sale Price		$175,000	$175,333	$178,000	$192,000	$180,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$192,000	$182,400
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.90	$145.92
Total Adj Factors	$80,800	$80,800	$88,600	$73,700	$80,800	$75,900
Adjusted Sale Price		$175,000	$174,000	$188,100	$192,000	$187,300
Comparable Estimate	$183,000 ($136.98/SFLA)					

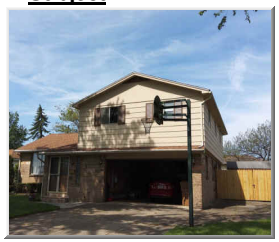
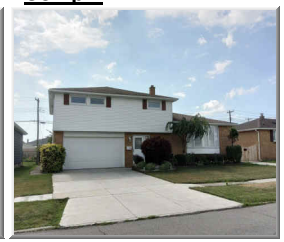
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-18.1	92.19-4-6	92.19-5-20	92.18-5-38	92.19-5-11	92.18-4-28
Owner	Rice Edward C III	Robak, David D	Mach, Donna B	White, Kristie M	Albano, Christina L	Zygmunt, Jessica D
Address	93 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 137	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0	1966 / 0
Condition	2 Fair	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1244	1336	1241	1268	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 690	0 0	0 0	0 420	0 0
SFLA	1244	1336	1241	1268	1064	1092
Att/Det Gar Sqft	330	352	575	308		294
Prior Land	$14,400					
Prior Total	$123,100					
Comp Land Estimate	$16,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$122,800	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$115.41	$145.15
Total Adj Factors	$70,200	$80,800	$88,600	$73,700	$58,500	$64,000
Adjusted Sale Price		$164,400	$163,400	$177,500	$134,500	$164,700
Comparable Estimate	$161,000 ($129.42/SFLA)					

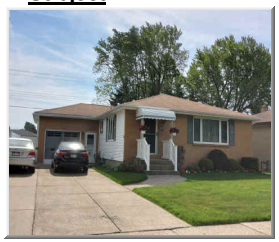
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-4-5	92.19-4-6	92.19-5-20	92.18-6-42	92.18-4-28	92.18-5-38
Owner	Aldenderfer, Darryl R	Robak, David D	Mach, Donna B	Dowla, Shamsud	Zygmunt, Jessica D	White, Kristie M
Address	96 Banko Dr	92 Banko Dr	101 Banko Dr	286 Lydia Ln	235 Poinciana Pkwy	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 108	61 x 108	56 x 108	50 x 130	52 x 104	50 x 104
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	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1962 / 0	1960 / 0	1966 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1192	1336	1241	1176	1092	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 588	0 0	0 0
SFLA	1192	1336	1241	1176	1092	1268
Att/Det Gar Sqft	308	352	575	308	294	308
Prior Land	$12,700					
Prior Total	$120,200					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	7/2/2019	5/6/2020	11/12/2019
Sale Price		$175,000	$175,333	$178,000	$158,000	$178,000
Time Adj Sale Price		$175,000	$181,800	$183,400	$158,500	$181,000
TADJSP/SQFT		$130.99	$146.49	$155.95	$145.15	$142.74
Total Adj Factors	$71,700	$80,800	$88,600	$71,100	$64,000	$73,700
Adjusted Sale Price		$165,900	$164,900	$184,000	$166,200	$179,000
Comparable Estimate	$172,000 ($144.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-19.1	92.19-4-6	92.19-5-20	92.18-5-38	92.18-4-28	92.19-5-11
Owner	Gill, Gerald J	Robak, David D	Mach, Donna B	White, Kristie M	Zygmunt, Jessica D	Albano, Christina L
Address	97 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	235 Poinciana Pkwy	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 137	61 x 108	56 x 108	50 x 104	52 x 104	50 x 104
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	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 0	1967 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1336	1241	1268	1092	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 690	0 0	0 0	0 0	0 420
SFLA	1204	1336	1241	1268	1092	1064
Att/Det Gar Sqft	308	352	575	308	294	
Prior Land	$13,200					
Prior Total	$121,800					
Comp Land Estimate	$15,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	5/6/2020	9/23/2019
Sale Price		$175,000	$175,333	$178,000	$158,000	$120,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$158,500	$122,800
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.15	$115.41
Total Adj Factors	$73,500	$80,800	$88,600	$73,700	$64,000	$58,500
Adjusted Sale Price		$167,700	$166,700	$180,800	$168,000	$137,800
Comparable Estimate	$164,000 ($136.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-4-4	92.19-4-6	92.19-5-20	92.18-4-28	92.18-6-42	92.19-5-11
Owner	Renzi, Raymond R	Robak, David D	Mach, Donna B	Zygmunt, Jessica D	Dowla, Shamsud	Albano, Christina L
Address	100 Banko Dr	92 Banko Dr	101 Banko Dr	235 Poinciana Pkwy	286 Lydia Ln	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	57 x 108	61 x 108	56 x 108	52 x 104	50 x 130	50 x 104
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	1962 / 0	1963 / 0	1962 / 0	1966 / 0	1960 / 0	1967 / 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1336	1241	1092	1176	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 588	0 420
SFLA	1166	1336	1241	1092	1176	1064
Att/Det Gar Sqft	308	352	575	294	308	
Prior Land	$12,600					
Prior Total	$119,900					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$14,000	$13,000
Sale Date		9/18/2020	5/30/2019	5/6/2020	7/2/2019	9/23/2019
Sale Price		$175,000	$175,333	$158,000	$178,000	$120,000
Time Adj Sale Price		$175,000	$181,800	$158,500	$183,400	$122,800
TADJSP/SQFT		$130.99	$146.49	$145.15	$155.95	$115.41
Total Adj Factors	$72,600	$80,800	$88,600	$64,000	$71,100	$58,500
Adjusted Sale Price		$166,800	$165,800	$167,100	$184,900	$136,900
Comparable Estimate	$164,000 ($140.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-20	92.19-4-6	92.19-5-20	92.18-5-38	92.18-6-42	92.18-4-28
Owner	Mach, Donna B	Robak, David D	Mach, Donna B	White, Kristie M	Dowla, Shamsud	Zygmunt, Jessica D
Address	101 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	286 Lydia Ln	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 108	61 x 108	56 x 108	50 x 104	50 x 130	52 x 104
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	1962 / 0	1963 / 0	1962 / 0	1964 / 0	1960 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1241	1336	1241	1268	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 588	0 0
SFLA	1241	1336	1241	1268	1176	1092
Att/Det Gar Sqft	575	352	575	308	308	294
Prior Land	$12,400					
Prior Total	$136,600					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$14,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	7/2/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$178,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$183,400	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$155.95	$145.15
Total Adj Factors	$80,000	$80,800	$88,600	$73,700	$71,100	$64,000
Adjusted Sale Price		$174,200	$173,200	$187,300	$192,300	$174,500
Comparable Estimate	$180,000 ($145.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143003	143089	143089	143089
Print Key	92.19-4-3	103.05-7-1	92.18-15-43	103.05-11-1	103.05-9-11	103.09-3-14
Owner	Geska, Raymond G	Lockett, Antwan	Heater, Robin A	Shilpi, Shamima Uddin	Thapa, Deo	Elwaseem, Raid
Address	104 Banko Dr	9 Marlene Dr	288 Enez 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	111	110	202	110	110	110
School Code	145201	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 109	90 x 105	64 x 110	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1961 / 0	1966 / 0	1963 / 0	1964 / 0	1966 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 648	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 0	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1612	1569	1479	1715	1701	1608
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	648 0	663 0	416 0	556 0	574 0	576 0
SFLA	2260	2232	1895	2271	2275	2184
Att/Det Gar Sqft			380			
Prior Land	$15,200					
Prior Total	$153,550					
Comp Land Estimate	$16,000	$19,400	$16,000	$17,300	$15,900	$16,000
Sale Date		6/26/2020	5/2/2019	3/26/2020	2/15/2019	7/19/2019
Sale Price		$210,000	$149,000	$205,000	$175,000	$208,000
Time Adj Sale Price		$210,400	$154,500	$206,400	$183,200	$214,300
TADJSP/SQFT		$94.27	$81.53	$90.89	$80.53	$98.12
Total Adj Factors	$108,700	$103,600	$81,700	$110,300	$105,700	$105,700
Adjusted Sale Price		$215,500	$181,500	$204,800	$186,200	$217,300
Comparable Estimate	$201,000 ($88.94/SFLA)					

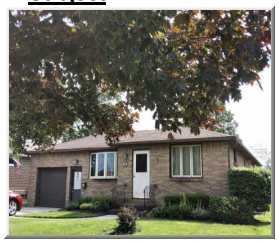
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-21	92.19-4-6	92.19-5-20	92.18-6-42	92.18-4-28	92.19-5-11
Owner	Gehring, Ellen D	Robak, David D	Mach, Donna B	Dowla, Shamsud	Zygmunt, Jessica D	Albano, Christina L
Address	105 Banko Dr	92 Banko Dr	101 Banko Dr	286 Lydia Ln	235 Poinciana Pkwy	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	53 x 108	61 x 108	56 x 108	50 x 130	52 x 104	50 x 104
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	1962 / 0	1963 / 0	1962 / 0	1960 / 0	1966 / 0	1967 / 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 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 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1336	1241	1176	1092	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 588	0 0	0 420
SFLA	1176	1336	1241	1176	1092	1064
Att/Det Gar Sqft	294	352	575	308	294	
Prior Land	$12,100					
Prior Total	$116,700					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	7/2/2019	5/6/2020	9/23/2019
Sale Price		$175,000	$175,333	$178,000	$158,000	$120,000
Time Adj Sale Price		$175,000	$181,800	$183,400	$158,500	$122,800
TADJSP/SQFT		$130.99	$146.49	$155.95	$145.15	$115.41
Total Adj Factors	$68,000	$80,800	$88,600	$71,100	$64,000	$58,500
Adjusted Sale Price		$162,200	$161,200	$180,300	$162,500	$132,300
Comparable Estimate	$160,000 ($136.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-22	92.19-4-6	92.19-5-20	92.18-5-38	92.18-11-23	92.18-4-28
Owner	Zolnowski, David C	Robak, David D	Mach, Donna B	White, Kristie M	Strychalski, Timothy	Zygmunt, Jessica D
Address	109 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	95 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 109	61 x 108	56 x 108	50 x 104	65 x 104	52 x 104
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	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1960 / 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 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1510	1336	1241	1268	1316	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 438	0 0
SFLA	1510	1336	1241	1268	1316	1092
Att/Det Gar Sqft	308	352	575	308	484	294
Prior Land	$12,100					
Prior Total	$145,250					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$15,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	8/31/2020	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$192,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$192,000	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.90	$145.15
Total Adj Factors	$86,800	$80,800	$88,600	$73,700	$80,800	$64,000
Adjusted Sale Price		$181,000	$180,000	$194,100	$198,000	$181,300
Comparable Estimate	$187,000 ($123.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-23	92.19-4-6	92.19-5-20	92.18-5-38	92.18-4-28	92.18-6-42
Owner	Giolando, Joseph W	Robak, David D	Mach, Donna B	White, Kristie M	Zygmunt, Jessica D	Dowla, Shamsud
Address	113 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	235 Poinciana Pkwy	286 Lydia 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	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 109	61 x 108	56 x 108	50 x 104	52 x 104	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1336	1241	1268	1092	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 588
SFLA	1232	1336	1241	1268	1092	1176
Att/Det Gar Sqft	308	352	575	308	294	308
Prior Land	$12,400					
Prior Total	$123,500					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$13,000	$14,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	5/6/2020	7/2/2019
Sale Price		$175,000	$175,333	$178,000	$158,000	$178,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$158,500	$183,400
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.15	$155.95
Total Adj Factors	$71,500	$80,800	$88,600	$73,700	$64,000	$71,100
Adjusted Sale Price		$165,700	$164,700	$178,800	$166,000	$183,800
Comparable Estimate	$172,000 ($139.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-24	92.18-6-40	102.08-1-21	113.42-6-22	91.06-8-8	125.10-14-26
Owner	Yonder, Joseph M	Snyder, Reece R	Rai, Gita	Shepard, Joseph	Wagar, Kyle D	Siciliano, Sara J
Address	117 Banko Dr	294 Lydia Ln	135 Seminole Pkwy	64 Fairelm Ln	174 Heather Rd	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	122	102	126
School Code	145201	143002	143002	143001	143003	146801
Site No.	1	1	1	1	1	1
Land Size	57 x 109	50 x 130	61 x 136	53 x 100	52 x 101	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1955 / 0	1966 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	6	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1309	1028	1336	849	1066
2nd Sty Area	588	759	578	704	420	520
Fin Bsmt/Fin Rec Rm	0 840	0 758	0 300	0 1200	0 0	0 0
SFLA	1820	2068	1606	2040	1269	1586
Att/Det Gar Sqft	308	440	280	308	330	484
Prior Land	$12,600					
Prior Total	$127,700					
Comp Land Estimate	$14,000	$14,000	$19,000	$15,700	$14,700	$19,600
Sale Date		9/1/2020	5/11/2018	5/11/2020	7/25/2019	6/18/2018
Sale Price		$230,000	$178,001	$175,000	$111,111	$177,706
Time Adj Sale Price		$230,000	$195,700	$175,600	$114,500	$194,300
TADJSP/SQFT		$111.22	$121.86	$86.08	$90.23	$122.51
Total Adj Factors	$88,000	$95,900	$82,800	$107,300	$23,800	$82,500
Adjusted Sale Price		$222,100	$200,900	$156,300	$178,700	$199,800
Comparable Estimate	$192,000 ($105.49/SFLA)					

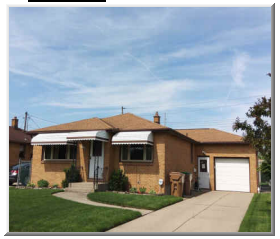
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-25	92.19-4-6	92.19-5-20	92.18-5-38	92.18-4-28	92.18-6-42
Owner	Siejak, Sally E	Robak, David D	Mach, Donna B	White, Kristie M	Zygmunt, Jessica D	Dowla, Shamsud
Address	121 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	235 Poinciana Pkwy	286 Lydia 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	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 110	61 x 108	56 x 108	50 x 104	52 x 104	50 x 130
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	1963 / 0	1963 / 0	1962 / 0	1964 / 0	1966 / 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 100	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	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1247	1336	1241	1268	1092	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 870	0 690	0 0	0 0	0 0	0 588
SFLA	1247	1336	1241	1268	1092	1176
Att/Det Gar Sqft	308	352	575	308	294	308
Prior Land	$11,900					
Prior Total	$125,100					
Comp Land Estimate	$13,000	$15,000	$14,000	$13,000	$13,000	$14,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	5/6/2020	7/2/2019
Sale Price		$175,000	$175,333	$178,000	$158,000	$178,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$158,500	$183,400
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.15	$155.95
Total Adj Factors	$72,800	$80,800	$88,600	$73,700	$64,000	$71,100
Adjusted Sale Price		$167,000	$166,000	$180,100	$167,300	$185,100
Comparable Estimate	$173,000 ($138.73/SFLA)					



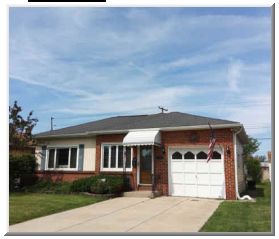
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-26	92.19-4-6	92.19-5-20	92.18-5-38	92.18-4-28	92.14-4-3
Owner	Wutz, Ronald G	Robak, David D	Mach, Donna B	White, Kristie M	Zygmunt, Jessica D	Carlson, Craig
Address	125 Banko Dr	92 Banko Dr	101 Banko Dr	216 Diane Dr	235 Poinciana Pkwy	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 110	61 x 108	56 x 108	50 x 104	52 x 104	89 x 122
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	1963 / 0	1962 / 0	1964 / 0	1966 / 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 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	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	1230	1336	1241	1268	1092	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1230	1336	1241	1268	1092	1220
Att/Det Gar Sqft	308	352	575	308	294	280
Prior Land	$12,100					
Prior Total	$125,500					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$13,000	$18,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	5/6/2020	4/24/2020
Sale Price		$175,000	$175,333	$178,000	$158,000	$150,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$158,500	$150,800
TADJSP/SQFT		$130.99	$146.49	$142.74	$145.15	$123.61
Total Adj Factors	$73,100	$80,800	$88,600	$73,700	$64,000	$74,000
Adjusted Sale Price		$167,300	$166,300	$180,400	$167,600	$149,900
Comparable Estimate	$166,000 ($134.96/SFLA)					

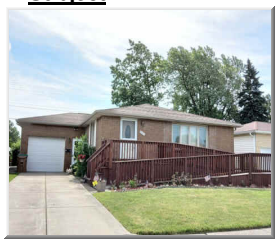
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-21	92.19-4-6	92.19-5-20	92.18-6-42	92.18-5-38	92.18-4-28
Owner	Pagano, Richard	Robak, David D	Mach, Donna B	Dowla, Shamsud	White, Kristie M	Zygmunt, Jessica D
Address	128 Banko Dr	92 Banko Dr	101 Banko Dr	286 Lydia Ln	216 Diane Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 110	61 x 108	56 x 108	50 x 130	50 x 104	52 x 104
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	1960 / 0	1963 / 0	1962 / 0	1960 / 0	1964 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1336	1241	1176	1268	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 602	0 690	0 0	0 588	0 0	0 0
SFLA	1204	1336	1241	1176	1268	1092
Att/Det Gar Sqft	308	352	575	308	308	294
Prior Land	$12,000					
Prior Total	$122,700					
Comp Land Estimate	$13,000	$15,000	$14,000	$14,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	7/2/2019	11/12/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$178,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$183,400	$181,000	$158,500
TADJSP/SQFT		$130.99	$146.49	$155.95	$142.74	$145.15
Total Adj Factors	$70,500	$80,800	$88,600	$71,100	$73,700	$64,000
Adjusted Sale Price		$164,700	$163,700	$182,800	$177,800	$165,000
Comparable Estimate	$171,000 ($142.03/SFLA)					

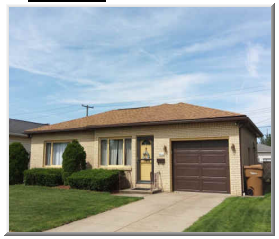
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-27	92.19-4-6	92.18-5-38	92.19-5-20	92.18-11-23	92.18-4-28
Owner	Champagne, Robert M	Robak, David D	White, Kristie M	Mach, Donna B	Strychalski, Timothy	Zygmunt, Jessica D
Address	129 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	95 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 111	61 x 108	50 x 104	56 x 108	65 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1960 / 0	1966 / 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 105	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1486	1336	1268	1241	1316	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 690	0 0	0 0	0 438	0 0
SFLA	1486	1336	1268	1241	1316	1092
Att/Det Gar Sqft	308	352	308	575	484	294
Prior Land	$12,100					
Prior Total	$140,000					
Comp Land Estimate	$14,000	$15,000	$13,000	$14,000	$15,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	8/31/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$192,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$192,000	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.90	$145.15
Total Adj Factors	$84,200	$80,800	$73,700	$88,600	$80,800	$64,000
Adjusted Sale Price		$178,400	$191,500	$177,400	$195,400	$178,700
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	92.19-2-20	92.19-4-6	92.18-5-38	92.19-5-20	92.18-11-23	92.18-6-42
Owner	Losardo, Evelyn	Robak, David D	White, Kristie M	Mach, Donna B	Strychalski, Timothy	Dowla, Shamsud
Address	132 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	95 Temple Dr	286 Lydia 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	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 111	61 x 108	50 x 104	56 x 108	65 x 104	50 x 130
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	1960 / 0	1963 / 0	1964 / 0	1962 / 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 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	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	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	1324	1336	1268	1241	1316	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 690	0 0	0 0	0 438	0 588
SFLA	1324	1336	1268	1241	1316	1176
Att/Det Gar Sqft	308	352	308	575	484	308
Prior Land	$11,900					
Prior Total	$133,000					
Comp Land Estimate	$13,000	$15,000	$13,000	$14,000	$15,000	$14,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	8/31/2020	7/2/2019
Sale Price		$175,000	$178,000	$175,333	$192,000	$178,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$192,000	$183,400
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.90	$155.95
Total Adj Factors	$75,800	$80,800	$73,700	$88,600	$80,800	$71,100
Adjusted Sale Price		$170,000	$183,100	$169,000	$187,000	$188,100
Comparable Estimate	$179,000 ($135.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-28	92.19-5-11	92.18-4-28	92.14-8-23	92.19-5-7	92.14-6-27
Owner	Lukasik, Michael A	Albano, Christina L	Zygmunt, Jessica D	Pettit, Sean	Knoess, Kurt	Zimmerman, Renee K
Address	133 Banko Dr	140 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	160 Dean Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 111	50 x 104	52 x 104	60 x 134	50 x 104	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1964 / 0	1967 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	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	1065	1064	1092	1040	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 400	0 500	0 0
SFLA	1065	1064	1092	1040	1064	1040
Att/Det Gar Sqft	308		294	420	330	528
Prior Land	$12,100					
Prior Total	$111,600					
Comp Land Estimate	$14,000	$13,000	$13,000	$16,000	$13,000	$13,000
Sale Date		9/23/2019	5/6/2020	10/16/2019	11/26/2018	8/28/2020
Sale Price		$120,000	$158,000	$162,500	$153,000	$150,500
Time Adj Sale Price		$122,800	$158,500	$165,800	$162,600	$150,500
TADJSP/SQFT		$115.41	$145.15	$159.42	$152.82	$144.71
Total Adj Factors	$65,100	$58,500	$64,000	$66,100	$64,000	$64,100
Adjusted Sale Price		$129,400	$159,600	$164,800	$163,700	$151,500
Comparable Estimate	$154,000 ($144.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-19	92.19-4-6	92.18-5-38	92.19-5-20	92.18-11-23	92.18-4-28
Owner	Hall, Matthew	Robak, David D	White, Kristie M	Mach, Donna B	Strychalski, Timothy	Zygmunt, Jessica D
Address	136 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	95 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 111	61 x 108	50 x 104	56 x 108	65 x 104	52 x 104
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	1963 / 0	1964 / 0	1962 / 0	1960 / 0	1966 / 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 105	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1374	1336	1268	1241	1316	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 690	0 0	0 0	0 438	0 0
SFLA	1374	1336	1268	1241	1316	1092
Att/Det Gar Sqft	240	352	308	575	484	294
Prior Land	$11,900					
Prior Total	$132,800					
Comp Land Estimate	$13,000	$15,000	$13,000	$14,000	$15,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	8/31/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$192,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$192,000	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.90	$145.15
Total Adj Factors	$81,800	$80,800	$73,700	$88,600	$80,800	$64,000
Adjusted Sale Price		$176,000	$189,100	$175,000	$193,000	$176,300
Comparable Estimate	$182,000 ($132.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-29.1	92.19-4-6	92.18-4-28	92.19-5-20	92.18-6-42	92.19-5-11
Owner	Walden, Jospeh C	Robak, David D	Zygmunt, Jessica D	Mach, Donna B	Dowla, Shamsud	Albano, Christina L
Address	137 Banko Dr	92 Banko Dr	235 Poinciana Pkwy	101 Banko Dr	286 Lydia Ln	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 140	61 x 108	52 x 104	56 x 108	50 x 130	50 x 104
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	04 Composition
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1966 / 0	1962 / 0	1960 / 0	1967 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1336	1092	1241	1176	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 588	0 420
SFLA	1176	1336	1092	1241	1176	1064
Att/Det Gar Sqft	308	352	294	575	308	
Prior Land	$13,300					
Prior Total	$121,100					
Comp Land Estimate	$15,000	$15,000	$13,000	$14,000	$14,000	$13,000
Sale Date		9/18/2020	5/6/2020	5/30/2019	7/2/2019	9/23/2019
Sale Price		$175,000	$158,000	$175,333	$178,000	$120,000
Time Adj Sale Price		$175,000	$158,500	$181,800	$183,400	$122,800
TADJSP/SQFT		$130.99	$145.15	$146.49	$155.95	$115.41
Total Adj Factors	$70,600	$80,800	$64,000	$88,600	$71,100	$58,500
Adjusted Sale Price		$164,800	$165,100	$163,800	$182,900	$134,900
Comparable Estimate	$162,000 ($137.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-18	92.19-4-6	92.18-5-38	92.19-5-20	92.18-11-23	92.18-4-28
Owner	Schrockengost, Darren	Robak, David D	White, Kristie M	Mach, Donna B	Strychalski, Timothy	Zygmunt, Jessica D
Address	140 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	95 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 111	61 x 108	50 x 104	56 x 108	65 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1960 / 0	1966 / 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 105	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	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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1478	1336	1268	1241	1316	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 690	0 0	0 0	0 438	0 0
SFLA	1478	1336	1268	1241	1316	1092
Att/Det Gar Sqft	308	352	308	575	484	294
Prior Land	$11,900					
Prior Total	$139,440					
Comp Land Estimate	$13,000	$15,000	$13,000	$14,000	$15,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	8/31/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$192,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$192,000	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.90	$145.15
Total Adj Factors	$87,200	$80,800	$73,700	$88,600	$80,800	$64,000
Adjusted Sale Price		$181,400	$194,500	$180,400	$198,400	$181,700
Comparable Estimate	$187,000 ($126.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-30.1	92.19-4-6	92.18-5-38	92.19-5-20	92.18-4-28	92.14-4-3
Owner	Lauricella, Joseph A Sr.	Robak, David D	White, Kristie M	Mach, Donna B	Zygmunt, Jessica D	Carlson, Craig
Address	141 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	235 Poinciana Pkwy	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 140	61 x 108	50 x 104	56 x 108	52 x 104	89 x 122
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	1963 / 0	1964 / 0	1962 / 0	1966 / 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 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	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	1336	1268	1241	1092	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1306	1336	1268	1241	1092	1220
Att/Det Gar Sqft	330	352	308	575	294	280
Prior Land	$13,900					
Prior Total	$132,600					
Comp Land Estimate	$16,000	$15,000	$13,000	$14,000	$13,000	$18,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	5/6/2020	4/24/2020
Sale Price		$175,000	$178,000	$175,333	$158,000	$150,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$158,500	$150,800
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.15	$123.61
Total Adj Factors	$77,200	$80,800	$73,700	$88,600	$64,000	$74,000
Adjusted Sale Price		$171,400	$184,500	$170,400	$171,700	$154,000
Comparable Estimate	$170,000 ($130.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-17	92.19-4-6	92.18-4-28	92.19-5-20	92.18-6-42	92.18-5-38
Owner	Glinski Jeffrey R	Robak, David D	Zygmunt, Jessica D	Mach, Donna B	Dowla, Shamsud	White, Kristie M
Address	144 Banko Dr	92 Banko Dr	235 Poinciana Pkwy	101 Banko Dr	286 Lydia Ln	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	61 x 108	52 x 104	56 x 108	50 x 130	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1966 / 0	1962 / 0	1960 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1188	1336	1092	1241	1176	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 588	0 0
SFLA	1188	1336	1092	1241	1176	1268
Att/Det Gar Sqft	364	352	294	575	308	308
Prior Land	$12,000					
Prior Total	$120,900					
Comp Land Estimate	$13,000	$15,000	$13,000	$14,000	$14,000	$13,000
Sale Date		9/18/2020	5/6/2020	5/30/2019	7/2/2019	11/12/2019
Sale Price		$175,000	$158,000	$175,333	$178,000	$178,000
Time Adj Sale Price		$175,000	$158,500	$181,800	$183,400	$181,000
TADJSP/SQFT		$130.99	$145.15	$146.49	$155.95	$142.74
Total Adj Factors	$69,200	$80,800	$64,000	$88,600	$71,100	$73,700
Adjusted Sale Price		$163,400	$163,700	$162,400	$181,500	$176,500
Comparable Estimate	$170,000 ($143.1/SFLA)					

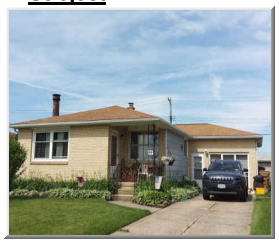
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-31.1	92.19-4-6	92.18-5-38	92.19-5-20	92.18-11-23	92.18-4-28
Owner	Kenner, John G	Robak, David D	White, Kristie M	Mach, Donna B	Strychalski, Timothy	Zygmunt, Jessica D
Address	145 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	95 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 141	61 x 108	50 x 104	56 x 108	65 x 104	52 x 104
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	1963 / 0	1964 / 0	1962 / 0	1960 / 0	1966 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1526	1336	1268	1241	1316	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 438	0 0
SFLA	1526	1336	1268	1241	1316	1092
Att/Det Gar Sqft	234	352	308	575	484	294
Prior Land	$13,600					
Prior Total	$140,100					
Comp Land Estimate	$15,000	$15,000	$13,000	$14,000	$15,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	8/31/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$192,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$192,000	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.90	$145.15
Total Adj Factors	$86,800	$80,800	$73,700	$88,600	$80,800	$64,000
Adjusted Sale Price		$181,000	$194,100	$180,000	$198,000	$181,300
Comparable Estimate	$187,000 ($122.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-16	92.18-4-28	92.18-4-60	92.19-5-11	92.14-8-45	92.19-4-6
Owner	Wetzler, Donna L	Zygmunt, Jessica D	Rogers, Scott M	Albano, Christina L	Nagel, John C	Robak, David D
Address	148 Banko Dr	235 Poinciana Pkwy	154 Temple Dr	140 Dean Rd	280 Crandon Blvd	92 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 112	52 x 104	50 x 104	50 x 104	52 x 130	61 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1962 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	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	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	1118	1092	1120	1064	1091	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 420	520 0	0 690
SFLA	1118	1092	1120	1064	1091	1336
Att/Det Gar Sqft	352	294	294		440	352
Prior Land	$12,000					
Prior Total	$116,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$15,000	$15,000
Sale Date		5/6/2020	3/27/2020	9/23/2019	6/27/2019	9/18/2020
Sale Price		$158,000	$160,000	$120,000	$132,500	$175,000
Time Adj Sale Price		$158,500	$161,100	$122,800	$136,900	$175,000
TADJSP/SQFT		$145.15	$143.84	$115.41	$125.48	$130.99
Total Adj Factors	$68,300	$64,000	$68,800	$58,500	$68,000	$80,800
Adjusted Sale Price		$162,800	$160,600	$132,600	$137,200	$162,500
Comparable Estimate	$151,000 ($135.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-1.1	92.19-4-6	92.18-5-38	92.19-5-20	92.18-4-28	92.14-4-3
Owner	Cwiklinski, Timothy F	Robak, David D	White, Kristie M	Mach, Donna B	Zygmunt, Jessica D	Carlson, Craig
Address	151 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	235 Poinciana Pkwy	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 141	61 x 108	50 x 104	56 x 108	52 x 104	89 x 122
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	1963 / 0	1964 / 0	1962 / 0	1966 / 0	1964 / 0
Condition	4 Good	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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	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	1402	1336	1268	1241	1092	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1402	1336	1268	1241	1092	1220
Att/Det Gar Sqft	440	352	308	575	294	280
Prior Land	$16,700					
Prior Total	$148,570					
Comp Land Estimate	$18,000	$15,000	$13,000	$14,000	$13,000	$18,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	5/6/2020	4/24/2020
Sale Price		$175,000	$178,000	$175,333	$158,000	$150,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$158,500	$150,800
TADJSP/SQFT		$130.99	$142.74	$146.49	$145.15	$123.61
Total Adj Factors	$95,700	$80,800	$73,700	$88,600	$64,000	$74,000
Adjusted Sale Price		$189,900	$203,000	$188,900	$190,200	$172,500
Comparable Estimate	$189,000 ($134.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-15	92.18-4-28	92.18-4-60	92.14-8-45	92.19-5-11	92.14-6-27
Owner	Baumann, Edward J	Zygmunt, Jessica D	Rogers, Scott M	Nagel, John C	Albano, Christina L	Zimmerman, Renee K
Address	152 Banko Dr	235 Poinciana Pkwy	154 Temple Dr	280 Crandon Blvd	140 Dean Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 112	52 x 104	50 x 104	52 x 130	50 x 104	50 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	1962 / 0	1966 / 0	1962 / 0	1963 / 0	1967 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	1118	1092	1120	1091	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 468	520 0	0 420	0 0
SFLA	1118	1092	1120	1091	1064	1040
Att/Det Gar Sqft	616	294	294	440		528
Prior Land	$12,000					
Prior Total	$119,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$15,000	$13,000	$13,000
Sale Date		5/6/2020	3/27/2020	6/27/2019	9/23/2019	8/28/2020
Sale Price		$158,000	$160,000	$132,500	$120,000	$150,500
Time Adj Sale Price		$158,500	$161,100	$136,900	$122,800	$150,500
TADJSP/SQFT		$145.15	$143.84	$125.48	$115.41	$144.71
Total Adj Factors	$70,200	$64,000	$68,800	$68,000	$58,500	$64,100
Adjusted Sale Price		$164,700	$162,500	$139,100	$134,500	$156,600
Comparable Estimate	$151,000 ($135.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-14	92.18-4-28	92.18-4-60	92.14-8-45	92.19-5-11	92.14-6-27
Owner	Burkhard, Frederick A	Zygmunt, Jessica D	Rogers, Scott M	Nagel, John C	Albano, Christina L	Zimmerman, Renee K
Address	156 Banko Dr	235 Poinciana Pkwy	154 Temple Dr	280 Crandon Blvd	140 Dean Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 113	52 x 104	50 x 104	52 x 130	50 x 104	50 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	1962 / 0	1966 / 0	1962 / 0	1963 / 0	1967 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	1118	1092	1120	1091	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	520 0	0 420	0 0
SFLA	1118	1092	1120	1091	1064	1040
Att/Det Gar Sqft	400	294	294	440		528
Prior Land	$12,000					
Prior Total	$115,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$13,000	$13,000
Sale Date		5/6/2020	3/27/2020	6/27/2019	9/23/2019	8/28/2020
Sale Price		$158,000	$160,000	$132,500	$120,000	$150,500
Time Adj Sale Price		$158,500	$161,100	$136,900	$122,800	$150,500
TADJSP/SQFT		$145.15	$143.84	$125.48	$115.41	$144.71
Total Adj Factors	$65,800	$64,000	$68,800	$68,000	$58,500	$64,100
Adjusted Sale Price		$160,300	$158,100	$134,700	$130,100	$152,200
Comparable Estimate	$147,000 ($131.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-13	92.18-4-28	92.19-4-6	92.18-4-60	92.14-8-45	92.18-6-42
Owner	Bamberg, Patricia	Zygmunt, Jessica D	Robak, David D	Rogers, Scott M	Nagel, John C	Dowla, Shamsud
Address	160 Banko Dr	235 Poinciana Pkwy	92 Banko Dr	154 Temple Dr	280 Crandon Blvd	286 Lydia 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	111	111	111	111	111	111
School Code	145201	143002	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 113	52 x 104	61 x 108	50 x 104	52 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1963 / 0	1962 / 0	1963 / 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1092	1336	1120	1091	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 690	0 468	520 0	0 588
SFLA	1148	1092	1336	1120	1091	1176
Att/Det Gar Sqft	308	294	352	294	440	308
Prior Land	$12,000					
Prior Total	$117,860					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$15,000	$14,000
Sale Date		5/6/2020	9/18/2020	3/27/2020	6/27/2019	7/2/2019
Sale Price		$158,000	$175,000	$160,000	$132,500	$178,000
Time Adj Sale Price		$158,500	$175,000	$161,100	$136,900	$183,400
TADJSP/SQFT		$145.15	$130.99	$143.84	$125.48	$155.95
Total Adj Factors	$68,700	$64,000	$80,800	$68,800	$68,000	$71,100
Adjusted Sale Price		$163,200	$162,900	$161,000	$137,600	$181,000
Comparable Estimate	$161,000 ($140.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143089	143089	143089
Print Key	92.15-1-40	92.18-15-43	103.10-6-29	103.09-4-26	103.09-4-7	103.05-1-17
Owner	Papaj, Roger H	Heater, Robin A	Eimer, Lisa	Uddin, Mohammed F	Nguyen, Viet B	Kane, Jason M
Address	161 Banko Dr	288 Enez Dr	383 Creek Dr	17 Nantucket Dr	131 Nantucket Dr	80 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	111	202	203	110	110	110
School Code	145201	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 113	64 x 110	61 x 178	55 x 105	55 x 105	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1967 / 0	1967 / 0	1966 / 0	1961 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	C Average 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	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	4	3	3	3	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 0	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1323	1479	1248	1311	1342	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	416 0	467 0	424 0	508 0	360 0
SFLA	1723	1895	1715	1735	1850	1790
Att/Det Gar Sqft		380				
Prior Land	$15,000					
Prior Total	$131,200					
Comp Land Estimate	$16,000	$16,000	$0	$15,500	$15,500	$15,100
Sale Date		5/2/2019	9/25/2019	9/11/2020	4/22/2020	10/10/2018
Sale Price		$149,000	$212,000	$175,000	$195,000	$162,000
Time Adj Sale Price		$154,500	$217,000	$175,000	$196,000	$173,100
TADJSP/SQFT		$81.53	$126.53	$100.86	$105.95	$96.70
Total Adj Factors	$88,300	$81,700	$0	$80,300	$87,400	$84,100
Adjusted Sale Price		$161,100	$0	$183,000	$196,900	$177,300
Comparable Estimate	$180,000 ($104.47/SFLA)					

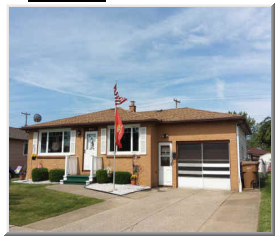
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-12	92.18-4-28	92.14-8-45	92.19-4-6	92.18-4-60	92.14-6-27
Owner	Kurdziel, Shirley	Zygmunt, Jessica D	Nagel, John C	Robak, David D	Rogers, Scott M	Zimmerman, Renee K
Address	164 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	92 Banko Dr	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 113	52 x 104	52 x 130	61 x 108	50 x 104	50 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 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	C Average 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	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	1148	1092	1091	1336	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	520 0	0 690	0 468	0 0
SFLA	1148	1092	1091	1336	1120	1040
Att/Det Gar Sqft	308	294	440	352	294	528
Prior Land	$12,000					
Prior Total	$110,700					
Comp Land Estimate	$14,000	$13,000	$15,000	$15,000	$13,000	$13,000
Sale Date		5/6/2020	6/27/2019	9/18/2020	3/27/2020	8/28/2020
Sale Price		$158,000	$132,500	$175,000	$160,000	$150,500
Time Adj Sale Price		$158,500	$136,900	$175,000	$161,100	$150,500
TADJSP/SQFT		$145.15	$125.48	$130.99	$143.84	$144.71
Total Adj Factors	$65,400	$64,000	$68,000	$80,800	$68,800	$64,100
Adjusted Sale Price		$159,900	$134,300	$159,600	$157,700	$151,800
Comparable Estimate	$153,000 ($133.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-39	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-4-28
Owner	Zigmant Paul J	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Zygmunt, Jessica D
Address	165 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	68 x 114	61 x 108	50 x 104	56 x 108	89 x 122	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 0	1966 / 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 105	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1336	1268	1241	1220	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 690	0 0	0 0	0 0	0 0
SFLA	1288	1336	1268	1241	1220	1092
Att/Det Gar Sqft	308	352	308	575	280	294
Prior Land	$14,200					
Prior Total	$138,610					
Comp Land Estimate	$16,000	$15,000	$13,000	$14,000	$18,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.15
Total Adj Factors	$80,300	$80,800	$73,700	$88,600	$74,000	$64,000
Adjusted Sale Price		$174,500	$187,600	$173,500	$157,100	$174,800
Comparable Estimate	$174,000 ($135.09/SFLA)					

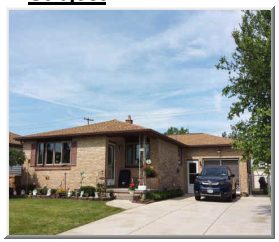
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 111_ENPM_OPTIONS

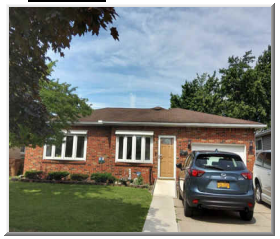
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-11	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-4-28
Owner	Brych, Robert L	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Zygmunt, Jessica D
Address	168 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 114	61 x 108	50 x 104	56 x 108	89 x 122	52 x 104
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	1962 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 0	1966 / 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 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	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	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1336	1268	1241	1220	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1276	1336	1268	1241	1220	1092
Att/Det Gar Sqft	308	352	308	575	280	294
Prior Land	$12,100					
Prior Total	$130,000					
Comp Land Estimate	$14,000	$15,000	$13,000	$14,000	$18,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.15
Total Adj Factors	$73,600	$80,800	$73,700	$88,600	$74,000	$64,000
Adjusted Sale Price		$167,800	$180,900	$166,800	$150,400	$168,100
Comparable Estimate	$167,000 ($130.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-38	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-4-28
Owner	Gagliardi, Joseph C	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Zygmunt, Jessica D
Address	171 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 114	61 x 108	50 x 104	56 x 108	89 x 122	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 0	1966 / 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 105	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	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	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	1232	1336	1268	1241	1220	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 702	0 690	0 0	0 0	0 0	0 0
SFLA	1232	1336	1268	1241	1220	1092
Att/Det Gar Sqft	440	352	308	575	280	294
Prior Land	$13,300					
Prior Total	$130,900					
Comp Land Estimate	$15,000	$15,000	$13,000	$14,000	$18,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.15
Total Adj Factors	$77,100	$80,800	$73,700	$88,600	$74,000	$64,000
Adjusted Sale Price		$171,300	$184,400	$170,300	$153,900	$171,600
Comparable Estimate	$170,000 ($137.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-10	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.18-4-60
Owner	Ippolito , Joseph A	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rogers, Scott M
Address	172 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 114	52 x 104	52 x 130	50 x 105	60 x 134	50 x 104
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	1963 / 0	1966 / 0	1963 / 0	1963 / 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 100	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	1 / 0	1 / 0
Bsmt 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	1092	1091	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	520 0	0 0	0 400	0 468
SFLA	1148	1092	1091	1040	1040	1120
Att/Det Gar Sqft	308	294	440	528	420	294
Prior Land	$12,100					
Prior Total	$119,100					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	3/27/2020
Sale Price		$158,000	$132,500	$150,500	$162,500	$160,000
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$161,100
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$143.84
Total Adj Factors	$68,800	$64,000	$68,000	$64,100	$66,100	$68,800
Adjusted Sale Price		$163,300	$137,700	$155,200	$168,500	$161,100
Comparable Estimate	$157,000 ($136.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-9	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-4-28
Owner	Lipka, Richard P	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Zygmunt, Jessica D
Address	176 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 114	61 x 108	50 x 104	56 x 108	89 x 122	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 0	1966 / 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 105	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	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	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	1276	1336	1268	1241	1220	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 624	0 690	0 0	0 0	0 0	0 0
SFLA	1276	1336	1268	1241	1220	1092
Att/Det Gar Sqft	308	352	308	575	280	294
Prior Land	$12,100					
Prior Total	$133,630					
Comp Land Estimate	$14,000	$15,000	$13,000	$14,000	$18,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.15
Total Adj Factors	$80,300	$80,800	$73,700	$88,600	$74,000	$64,000
Adjusted Sale Price		$174,500	$187,600	$173,500	$157,100	$174,800
Comparable Estimate	$174,000 ($136.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-37	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-4-28
Owner	Groff, Eleanor	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Zygmunt, Jessica D
Address	177 Banko Dr	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 114	61 x 108	50 x 104	56 x 108	89 x 122	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 0	1966 / 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 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	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	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	1753	1336	1268	1241	1220	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1753	1336	1268	1241	1220	1092
Att/Det Gar Sqft	288	352	308	575	280	294
Prior Land	$13,400					
Prior Total	$141,100					
Comp Land Estimate	$15,000	$15,000	$13,000	$14,000	$18,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.15
Total Adj Factors	$94,500	$80,800	$73,700	$88,600	$74,000	$64,000
Adjusted Sale Price		$188,700	$201,800	$187,700	$171,300	$189,000
Comparable Estimate	$188,000 ($107.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-8	92.19-4-6	92.18-5-38	92.14-4-3	92.19-5-20	92.18-4-28
Owner	Buono, Thomas	Robak, David D	White, Kristie M	Carlson, Craig	Mach, Donna B	Zygmunt, Jessica D
Address	180 Banko Dr	92 Banko Dr	216 Diane Dr	70 Harbour Dr	101 Banko Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 114	61 x 108	50 x 104	89 x 122	56 x 108	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1964 / 0	1962 / 0	1966 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	1471	1336	1268	1220	1241	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 690	0 0	0 0	0 0	0 0
SFLA	1471	1336	1268	1220	1241	1092
Att/Det Gar Sqft	264	352	308	280	575	294
Prior Land	$12,100					
Prior Total	$141,930					
Comp Land Estimate	$14,000	$15,000	$13,000	$18,000	$14,000	$13,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/30/2019	5/6/2020
Sale Price		$175,000	$178,000	$150,000	$175,333	$158,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$181,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$123.61	$146.49	$145.15
Total Adj Factors	$87,400	$80,800	$73,700	$74,000	$88,600	$64,000
Adjusted Sale Price		$181,600	$194,700	$164,200	$180,600	$181,900
Comparable Estimate	$181,000 ($123.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-36	92.18-4-28	92.14-8-45	92.19-4-6	92.14-6-27	92.14-8-23
Owner	McNally, Nancy M	Zygmunt, Jessica D	Nagel, John C	Robak, David D	Zimmerman, Renee K	Pettit, Sean
Address	183 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	92 Banko Dr	69 Biscayne Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 115	52 x 104	52 x 130	61 x 108	50 x 105	60 x 134
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	1963 / 0	1966 / 0	1963 / 0	1963 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1161	1092	1091	1336	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	520 0	0 690	0 0	0 400
SFLA	1161	1092	1091	1336	1040	1040
Att/Det Gar Sqft	462	294	440	352	528	420
Prior Land	$13,400					
Prior Total	$124,900					
Comp Land Estimate	$15,000	$13,000	$15,000	$15,000	$13,000	$16,000
Sale Date		5/6/2020	6/27/2019	9/18/2020	8/28/2020	10/16/2019
Sale Price		$158,000	$132,500	$175,000	$150,500	$162,500
Time Adj Sale Price		$158,500	$136,900	$175,000	$150,500	$165,800
TADJSP/SQFT		$145.15	$125.48	$130.99	$144.71	$159.42
Total Adj Factors	$74,200	$64,000	$68,000	$80,800	$64,100	$66,100
Adjusted Sale Price		$168,700	$143,100	$168,400	$160,600	$173,900
Comparable Estimate	$163,000 ($140.4/SFLA)					

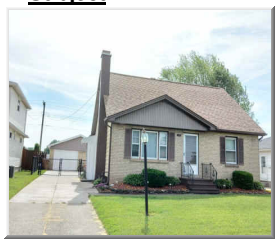
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-7	92.19-4-6	92.18-5-38	92.14-4-3	92.18-4-28	92.19-5-20
Owner	Jackson, Christian J	Robak, David D	White, Kristie M	Carlson, Craig	Zygmunt, Jessica D	Mach, Donna B
Address	184 Banko Dr	92 Banko Dr	216 Diane Dr	70 Harbour Dr	235 Poinciana Pkwy	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 115	61 x 108	50 x 104	89 x 122	52 x 104	56 x 108
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	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 0	1964 / 0	1966 / 0	1962 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1599	1336	1268	1220	1092	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1599	1336	1268	1220	1092	1241
Att/Det Gar Sqft		352	308	280	294	575
Prior Land	$12,100					
Prior Total	$145,250					
Comp Land Estimate	$14,000	$15,000	$13,000	$18,000	$13,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/6/2020	5/30/2019
Sale Price		$175,000	$178,000	$150,000	$158,000	$175,333
Time Adj Sale Price		$175,000	$181,000	$150,800	$158,500	$181,800
TADJSP/SQFT		$130.99	$142.74	$123.61	$145.15	$146.49
Total Adj Factors	$84,500	$80,800	$73,700	$74,000	$64,000	$88,600
Adjusted Sale Price		$178,700	$191,800	$161,300	$179,000	$177,700
Comparable Estimate	$178,000 ($111.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-35	92.18-4-28	92.19-4-6	92.14-4-3	92.14-8-45	92.18-6-42
Owner	Neuschel, Roberta A	Zygmunt, Jessica D	Robak, David D	Carlson, Craig	Nagel, John C	Dowla, Shamsud
Address	187 Banko Dr	235 Poinciana Pkwy	92 Banko Dr	70 Harbour Dr	280 Crandon Blvd	286 Lydia 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	111	111	111	111	111	111
School Code	145201	143002	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 104	61 x 108	89 x 122	52 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1964 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1092	1336	1220	1091	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 690	0 0	520 0	0 588
SFLA	1176	1092	1336	1220	1091	1176
Att/Det Gar Sqft	294	294	352	280	440	308
Prior Land	$12,100					
Prior Total	$120,200					
Comp Land Estimate	$14,000	$13,000	$15,000	$18,000	$15,000	$14,000
Sale Date		5/6/2020	9/18/2020	4/24/2020	6/27/2019	7/2/2019
Sale Price		$158,000	$175,000	$150,000	$132,500	$178,000
Time Adj Sale Price		$158,500	$175,000	$150,800	$136,900	$183,400
TADJSP/SQFT		$145.15	$130.99	$123.61	$125.48	$155.95
Total Adj Factors	$68,900	$64,000	$80,800	$74,000	$68,000	$71,100
Adjusted Sale Price		$163,400	$163,100	$145,700	$137,800	$181,200
Comparable Estimate	$158,000 ($134.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-6	92.18-4-28	92.14-4-3	92.18-5-38	92.19-4-6	92.15-2-12
Owner	Enders, Martin	Zygmunt, Jessica D	Carlson, Craig	White, Kristie M	Robak, David D	Marlowe, William W
Address	188 Banko Dr	235 Poinciana Pkwy	70 Harbour Dr	216 Diane Dr	92 Banko Dr	199 Lou Ann Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 115	52 x 104	89 x 122	50 x 104	61 x 108	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1964 / 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	C Average 100	C Average 105	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	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 / 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	1204	1092	1220	1268	1336	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 602	0 0	0 0	0 0	0 690	0 0
SFLA	1204	1092	1220	1268	1336	1230
Att/Det Gar Sqft	308	294	280	308	352	350
Prior Land	$12,100					
Prior Total	$123,500					
Comp Land Estimate	$14,000	$13,000	$18,000	$13,000	$15,000	$14,000
Sale Date		5/6/2020	4/24/2020	11/12/2019	9/18/2020	9/5/2018
Sale Price		$158,000	$150,000	$178,000	$175,000	$160,000
Time Adj Sale Price		$158,500	$150,800	$181,000	$175,000	$172,000
TADJSP/SQFT		$145.15	$123.61	$142.74	$130.99	$139.84
Total Adj Factors	$71,600	$64,000	$74,000	$73,700	$80,800	$81,300
Adjusted Sale Price		$166,100	$148,400	$178,900	$165,800	$162,300
Comparable Estimate	$164,000 ($136.21/SFLA)					

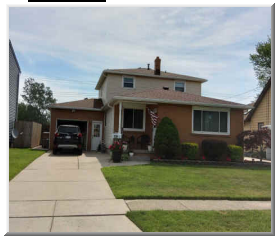
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-34	92.19-4-6	92.18-5-38	92.14-4-3	92.19-5-20	92.15-2-12
Owner	Grenda, Daniel S	Robak, David D	White, Kristie M	Carlson, Craig	Mach, Donna B	Marlowe, William W
Address	191 Banko Dr	92 Banko Dr	216 Diane Dr	70 Harbour Dr	101 Banko Dr	199 Lou Ann Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 115	61 x 108	50 x 104	89 x 122	56 x 108	50 x 117
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 0	1964 / 0	1962 / 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 105	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	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	1248	1336	1268	1220	1241	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 690	0 0	0 0	0 0	0 0
SFLA	1248	1336	1268	1220	1241	1230
Att/Det Gar Sqft	352	352	308	280	575	350
Prior Land	$12,100					
Prior Total	$127,500					
Comp Land Estimate	$14,000	$15,000	$13,000	$18,000	$14,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/30/2019	9/5/2018
Sale Price		$175,000	$178,000	$150,000	$175,333	$160,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$181,800	$172,000
TADJSP/SQFT		$130.99	$142.74	$123.61	$146.49	$139.84
Total Adj Factors	$73,300	$80,800	$73,700	$74,000	$88,600	$81,300
Adjusted Sale Price		$167,500	$180,600	$150,100	$166,500	$164,000
Comparable Estimate	$166,000 ($133.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-5	92.14-6-27	92.14-8-23	92.18-4-28	92.14-8-16	92.18-5-46
Owner	Schwindler , Michael E	Zimmerman, Renee K	Pettit, Sean	Zygmunt, Jessica D	Rademacher, Michael A	Reinbold, Matthew G
Address	192 Banko Dr	69 Biscayne Dr	41 Satinwood Dr	235 Poinciana Pkwy	69 Satinwood Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 105	60 x 134	52 x 104	50 x 105	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1964 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	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	1040	1040	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 624	0 0
SFLA	1040	1040	1040	1092	1040	1040
Att/Det Gar Sqft	399	528	420	294	294	440
Prior Land	$12,100					
Prior Total	$107,600					
Comp Land Estimate	$14,000	$13,000	$16,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	10/16/2019	5/6/2020	10/24/2019	12/17/2019
Sale Price		$150,500	$162,500	$158,000	$167,500	$163,500
Time Adj Sale Price		$150,500	$165,800	$158,500	$170,900	$165,700
TADJSP/SQFT		$144.71	$159.42	$145.15	$164.33	$159.33
Total Adj Factors	$61,100	$64,100	$66,100	$64,000	$63,600	$65,200
Adjusted Sale Price		$147,500	$160,800	$155,600	$168,400	$161,600
Comparable Estimate	$159,000 ($152.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143089
Print Key	92.15-1-33	92.18-12-48	92.19-2-24	92.18-12-34	92.18-17-1.1	92.09-4-23
Owner	Urban, William	Powers, Shawn	Stottele, Paul E	Saleh, Naser	Brown, Arielle N	Gabryszak, Richard
Address	195 Banko Dr	58 Temple Dr	330 Lydia Ln	114 Temple Dr	57 Meadowlawn Rd	86 Cayuga Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	202	103
School Code	145201	143002	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 116	55 x 104	75 x 110	55 x 104	60 x 130	55 x 133
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1962 / 0	1960 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1060	1088	823	832	976	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 156	0 0	0 400	0 504	0 0	0 0
SFLA	1471	1520	1226	1456	1289	1482
Att/Det Gar Sqft	330	286	432	308	220	280
Prior Land	$12,200					
Prior Total	$114,200					
Comp Land Estimate	$14,000	$14,000	$16,000	$14,000	$16,000	$14,000
Sale Date		9/24/2020	6/21/2018	4/30/2018	12/20/2019	10/5/2020
Sale Price		$145,000	$159,000	$140,000	$143,500	$132,000
Time Adj Sale Price		$145,000	$173,800	$154,800	$145,400	$132,000
TADJSP/SQFT		$95.39	$141.76	$106.32	$112.80	$89.07
Total Adj Factors	$73,900	$70,600	$74,500	$72,600	$72,800	$64,100
Adjusted Sale Price		$148,300	$173,200	$156,100	$146,500	$141,800
Comparable Estimate	$153,000 ($104.01/SFLA)					

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

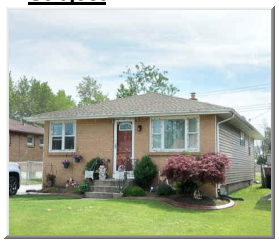
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-4	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.18-4-60
Owner	Kubik, Kenneth K	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rogers, Scott M
Address	196 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 104	52 x 130	50 x 105	60 x 134	50 x 104
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	1966 / 0	1963 / 0	1963 / 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 100	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 / 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	1118	1092	1091	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	520 0	0 0	0 400	0 468
SFLA	1118	1092	1091	1040	1040	1120
Att/Det Gar Sqft	330	294	440	528	420	294
Prior Land	$12,200					
Prior Total	$113,100					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	3/27/2020
Sale Price		$158,000	$132,500	$150,500	$162,500	$160,000
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$161,100
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$143.84
Total Adj Factors	$66,000	$64,000	$68,000	$64,100	$66,100	$68,800
Adjusted Sale Price		$160,500	$134,900	$152,400	$165,700	$158,300
Comparable Estimate	$154,000 ($137.75/SFLA)					

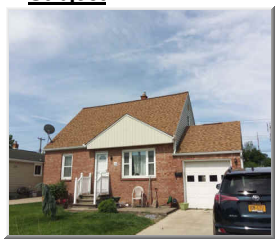
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-32	92.18-6-40	102.08-1-21	113.42-6-22	91.06-8-8	125.10-14-26
Owner	Mach, Michael A	Snyder, Reece R	Rai, Gita	Shepard, Joseph	Wagar, Kyle D	Siciliano, Sara J
Address	199 Banko Dr	294 Lydia Ln	135 Seminole Pkwy	64 Fairelm Ln	174 Heather Rd	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	122	102	126
School Code	145201	143002	143002	143001	143003	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 130	61 x 136	53 x 100	52 x 101	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1955 / 0	1966 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	6	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1309	1028	1336	849	1066
2nd Sty Area	676	759	578	704	420	520
Fin Bsmt/Fin Rec Rm	0 520	0 758	0 300	0 1200	0 0	0 0
SFLA	1824	2068	1606	2040	1269	1586
Att/Det Gar Sqft	308	440	280	308	330	484
Prior Land	$12,200					
Prior Total	$120,900					
Comp Land Estimate	$14,000	$14,000	$19,000	$15,700	$14,700	$19,600
Sale Date		9/1/2020	5/11/2018	5/11/2020	7/25/2019	6/18/2018
Sale Price		$230,000	$178,001	$175,000	$111,111	$177,706
Time Adj Sale Price		$230,000	$195,700	$175,600	$114,500	$194,300
TADJSP/SQFT		$111.22	$121.86	$86.08	$90.23	$122.51
Total Adj Factors	$84,000	$95,900	$82,800	$107,300	$23,800	$82,500
Adjusted Sale Price		$218,100	$196,900	$152,300	$174,700	$195,800
Comparable Estimate	$188,000 ($103.07/SFLA)					

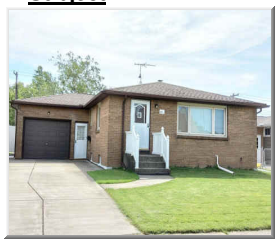
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-3	92.14-6-27	92.14-8-23	92.18-4-28	92.14-8-16	92.18-5-46
Owner	Curtin, Deborah Ann	Zimmerman, Renee K	Pettit, Sean	Zygmunt, Jessica D	Rademacher, Michael A	Reinbold, Matthew G
Address	200 Banko Dr	69 Biscayne Dr	41 Satinwood Dr	235 Poinciana Pkwy	69 Satinwood Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 105	60 x 134	52 x 104	50 x 105	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1964 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	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	1040	1040	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 624	0 0
SFLA	1040	1040	1040	1092	1040	1040
Att/Det Gar Sqft	336	528	420	294	294	440
Prior Land	$12,200					
Prior Total	$107,100					
Comp Land Estimate	$14,000	$13,000	$16,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	10/16/2019	5/6/2020	10/24/2019	12/17/2019
Sale Price		$150,500	$162,500	$158,000	$167,500	$163,500
Time Adj Sale Price		$150,500	$165,800	$158,500	$170,900	$165,700
TADJSP/SQFT		$144.71	$159.42	$145.15	$164.33	$159.33
Total Adj Factors	$62,500	$64,100	$66,100	$64,000	$63,600	$65,200
Adjusted Sale Price		$148,900	$162,200	$157,000	$169,800	$163,000
Comparable Estimate	$160,000 ($153.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143003	143003	143003
Print Key	92.15-1-31	103.06-6-11	92.20-10-11	103.06-6-5	103.06-2-34	93.17-11-26
Owner	Rocka , Martin A	Gaglione, Michael S	Delmar, Steven M	Berger, Brandon M	Bailey, Rhiannon M	Ahmed, Ali Adam
Address	203 Banko Dr	60 Karen Ln	24 Claude Dr	84 Karen Ln	8 Mary Lou Dr	18 Mona 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	111	203	202	203	203	201
School Code	145201	143002	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 105	60 x 105	53 x 105	53 x 105	60 x 115
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	1963 / 0	1967 / 0	1962 / 0	1968 / 0	1970 / 0	1960 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	5	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	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	720	816	700	624	1134	792
2nd Sty Area	750	659	728	676	594	825
Fin Bsmt/Fin Rec Rm	0 600	0 437	0 364	0 312	0 240	0 0
SFLA	1470	1475	1428	1300	1728	1617
Att/Det Gar Sqft	264	308	440	440	286	288
Prior Land	$12,200					
Prior Total	$123,100					
Comp Land Estimate	$14,000	$0	$15,000	$0	$0	$0
Sale Date		10/15/2020	2/22/2019	12/12/2019	11/4/2019	3/10/2020
Sale Price		$211,000	$175,000	$157,000	$164,900	$161,777
Time Adj Sale Price		$211,000	$183,200	$159,100	$167,700	$162,900
TADJSP/SQFT		$143.05	$128.29	$122.38	$97.05	$100.74
Total Adj Factors	$72,700	$0	$83,000	$0	$0	$0
Adjusted Sale Price		$0	$172,900	$0	$0	$0
Comparable Estimate	$173,000 ($117.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-2-2	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.14-8-16
Owner	Vogel, James P	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rademacher, Michael A
Address	204 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 116	52 x 104	52 x 130	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1148	1092	1091	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 0	520 0	0 0	0 400	0 624
SFLA	1148	1092	1091	1040	1040	1040
Att/Det Gar Sqft	308	294	440	528	420	294
Prior Land	$12,200					
Prior Total	$113,400					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	10/24/2019
Sale Price		$158,000	$132,500	$150,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$170,900
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$164.33
Total Adj Factors	$67,100	$64,000	$68,000	$64,100	$66,100	$63,600
Adjusted Sale Price		$161,600	$136,000	$153,500	$166,800	$174,400
Comparable Estimate	$158,000 ($137.63/SFLA)					

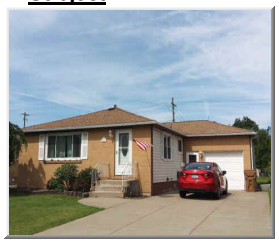
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-30	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.14-8-16
Owner	Germann, Donald J	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rademacher, Michael A
Address	207 Banko Dr	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 117	52 x 104	52 x 130	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1118	1092	1091	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 676	0 0	520 0	0 0	0 400	0 624
SFLA	1118	1092	1091	1040	1040	1040
Att/Det Gar Sqft	308	294	440	528	420	294
Prior Land	$12,200					
Prior Total	$114,700					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	10/24/2019
Sale Price		$158,000	$132,500	$150,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$170,900
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$164.33
Total Adj Factors	$67,000	$64,000	$68,000	$64,100	$66,100	$63,600
Adjusted Sale Price		$161,500	$135,900	$153,400	$166,700	$174,300
Comparable Estimate	$158,000 ($141.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.15-2-11	92.19-2-24	92.18-12-48	92.18-12-34	92.18-17-1.1	103.08-15-15
Owner	Heer, Raymond F	Stottele, Paul E	Powers, Shawn	Saleh, Naser	Brown, Arielle N	Martin, Ryan P
Address	208 Banko Dr	330 Lydia Ln	58 Temple Dr	114 Temple Dr	57 Meadowlawn Rd	47 King 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	111	111	111	111	202	204
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 117	75 x 110	55 x 104	55 x 104	60 x 130	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1957 / 0	1960 / 0	1954 / 0	1960 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	796	823	1088	832	976	848
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 504	0 0	0 0
SFLA	1186	1226	1520	1456	1289	1212
Att/Det Gar Sqft	231	432	286	308	220	405
Prior Land	$12,200					
Prior Total	$94,200					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$16,000	$0
Sale Date		6/21/2018	9/24/2020	4/30/2018	12/20/2019	11/13/2018
Sale Price		$159,000	$145,000	$140,000	$143,500	$123,000
Time Adj Sale Price		$173,800	$145,000	$154,800	$145,400	$130,700
TADJSP/SQFT		$141.76	$95.39	$106.32	$112.80	$107.84
Total Adj Factors	$59,400	$74,500	$70,600	$72,600	$72,800	$0
Adjusted Sale Price		$158,700	$133,800	$141,600	$132,000	$0
Comparable Estimate	$142,000 ($119.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-29	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-23	92.14-8-16
Owner	Bussolin, John C	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Pettit, Sean	Rademacher, Michael A
Address	211 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 117	52 x 104	50 x 105	52 x 130	60 x 134	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1118	1092	1040	1091	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	520 0	0 400	0 624
SFLA	1118	1092	1040	1091	1040	1040
Att/Det Gar Sqft	308	294	528	440	420	294
Prior Land	$12,200					
Prior Total	$115,900					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/16/2019	10/24/2019
Sale Price		$158,000	$150,500	$132,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$136,900	$165,800	$170,900
TADJSP/SQFT		$145.15	$144.71	$125.48	$159.42	$164.33
Total Adj Factors	$68,200	$64,000	$64,100	$68,000	$66,100	$63,600
Adjusted Sale Price		$162,700	$154,600	$137,100	$167,900	$175,500
Comparable Estimate	$160,000 ($143.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-10	92.14-4-3	92.18-4-28	92.14-8-45	92.14-6-27	92.15-2-12
Owner	Forde, Angela L	Carlson, Craig	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Marlowe, William W
Address	212 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	199 Lou Ann Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 117	89 x 122	52 x 104	52 x 130	50 x 105	50 x 117
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	1963 / 0	1964 / 0	1966 / 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	C Average 105	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1194	1220	1092	1091	1040	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	520 0	0 0	0 0
SFLA	1194	1220	1092	1091	1040	1230
Att/Det Gar Sqft	308	280	294	440	528	350
Prior Land	$12,200					
Prior Total	$120,600					
Comp Land Estimate	$14,000	$18,000	$13,000	$15,000	$13,000	$14,000
Sale Date		4/24/2020	5/6/2020	6/27/2019	8/28/2020	9/5/2018
Sale Price		$150,000	$158,000	$132,500	$150,500	$160,000
Time Adj Sale Price		$150,800	$158,500	$136,900	$150,500	$172,000
TADJSP/SQFT		$123.61	$145.15	$125.48	$144.71	$139.84
Total Adj Factors	$72,500	$74,000	$64,000	$68,000	$64,100	$81,300
Adjusted Sale Price		$149,300	$167,000	$141,400	$158,900	$163,200
Comparable Estimate	$156,000 ($130.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-28	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-23	92.14-8-16
Owner	Meehan, Carol	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Pettit, Sean	Rademacher, Michael A
Address	215 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 117	52 x 104	50 x 105	52 x 130	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1092	1040	1091	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	520 0	0 400	0 624
SFLA	1148	1092	1040	1091	1040	1040
Att/Det Gar Sqft	308	294	528	440	420	294
Prior Land	$12,200					
Prior Total	$116,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/16/2019	10/24/2019
Sale Price		$158,000	$150,500	$132,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$136,900	$165,800	$170,900
TADJSP/SQFT		$145.15	$144.71	$125.48	$159.42	$164.33
Total Adj Factors	$67,900	$64,000	$64,100	$68,000	$66,100	$63,600
Adjusted Sale Price		$162,400	$154,300	$136,800	$167,600	$175,200
Comparable Estimate	$159,000 ($138.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-9	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-23	92.14-8-16
Owner	Kloc, Paul M	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Pettit, Sean	Rademacher, Michael A
Address	216 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 117	52 x 104	50 x 105	52 x 130	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1092	1040	1091	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	520 0	0 400	0 624
SFLA	1148	1092	1040	1091	1040	1040
Att/Det Gar Sqft	294	294	528	440	420	294
Prior Land	$12,200					
Prior Total	$114,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/16/2019	10/24/2019
Sale Price		$158,000	$150,500	$132,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$136,900	$165,800	$170,900
TADJSP/SQFT		$145.15	$144.71	$125.48	$159.42	$164.33
Total Adj Factors	$67,700	$64,000	$64,100	$68,000	$66,100	$63,600
Adjusted Sale Price		$162,200	$154,100	$136,600	$167,400	$175,000
Comparable Estimate	$159,000 ($138.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-27	92.18-4-28	92.14-6-27	92.14-8-23	92.14-8-45	92.14-8-16
Owner	Oczytko, Edward T	Zygmunt, Jessica D	Zimmerman, Renee K	Pettit, Sean	Nagel, John C	Rademacher, Michael A
Address	219 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	41 Satinwood Dr	280 Crandon Blvd	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	52 x 104	50 x 105	60 x 134	52 x 130	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1963 / 0	1964 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1148	1092	1040	1040	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 400	520 0	0 624
SFLA	1148	1092	1040	1040	1091	1040
Att/Det Gar Sqft	440	294	528	420	440	294
Prior Land	$12,300					
Prior Total	$123,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$16,000	$15,000	$13,000
Sale Date		5/6/2020	8/28/2020	10/16/2019	6/27/2019	10/24/2019
Sale Price		$158,000	$150,500	$162,500	$132,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$165,800	$136,900	$170,900
TADJSP/SQFT		$145.15	$144.71	$159.42	$125.48	$164.33
Total Adj Factors	$74,200	$64,000	$64,100	$66,100	$68,000	$63,600
Adjusted Sale Price		$168,700	$160,600	$173,900	$143,100	$181,500
Comparable Estimate	$166,000 ($144.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-8	92.19-4-6	92.18-5-38	92.14-4-3	92.15-2-12	92.18-4-28
Owner	Pankiewicz, Joan M	Robak, David D	White, Kristie M	Carlson, Craig	Marlowe, William W	Zygmunt, Jessica D
Address	220 Banko Dr	92 Banko Dr	216 Diane Dr	70 Harbour Dr	199 Lou Ann Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	61 x 108	50 x 104	89 x 122	50 x 117	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1964 / 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 105	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 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	1392	1336	1268	1220	1230	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1392	1336	1268	1220	1230	1092
Att/Det Gar Sqft	352	352	308	280	350	294
Prior Land	$12,300					
Prior Total	$126,900					
Comp Land Estimate	$14,000	$15,000	$13,000	$18,000	$14,000	$13,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	9/5/2018	5/6/2020
Sale Price		$175,000	$178,000	$150,000	$160,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$172,000	$158,500
TADJSP/SQFT		$130.99	$142.74	$123.61	$139.84	$145.15
Total Adj Factors	$78,700	$80,800	$73,700	$74,000	$81,300	$64,000
Adjusted Sale Price		$172,900	$186,000	$155,500	$169,400	$173,200
Comparable Estimate	$171,000 ($122.84/SFLA)					

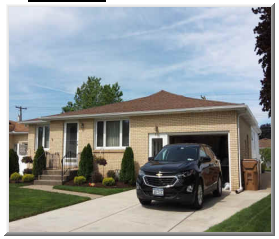
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-26	92.14-4-3	92.18-4-28	92.14-6-27	92.15-2-12	92.18-5-38
Owner	Culkowski, Marilyn	Carlson, Craig	Zygmunt, Jessica D	Zimmerman, Renee K	Marlowe, William W	White, Kristie M
Address	223 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	199 Lou Ann Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	89 x 122	52 x 104	50 x 105	50 x 117	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	2 / 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	1204	1220	1092	1040	1230	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 0	0 0	0 0
SFLA	1204	1220	1092	1040	1230	1268
Att/Det Gar Sqft	308	280	294	528	350	308
Prior Land	$12,300					
Prior Total	$123,400					
Comp Land Estimate	$14,000	$18,000	$13,000	$13,000	$14,000	$13,000
Sale Date		4/24/2020	5/6/2020	8/28/2020	9/5/2018	11/12/2019
Sale Price		$150,000	$158,000	$150,500	$160,000	$178,000
Time Adj Sale Price		$150,800	$158,500	$150,500	$172,000	$181,000
TADJSP/SQFT		$123.61	$145.15	$144.71	$139.84	$142.74
Total Adj Factors	$73,500	$74,000	$64,000	$64,100	$81,300	$73,700
Adjusted Sale Price		$150,300	$168,000	$159,900	$164,200	$180,800
Comparable Estimate	$165,000 ($137.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-7	92.18-4-28	92.14-4-3	92.14-6-27	92.14-8-45	92.14-8-23
Owner	Cavallaro, Frank	Zygmunt, Jessica D	Carlson, Craig	Zimmerman, Renee K	Nagel, John C	Pettit, Sean
Address	224 Banko Dr	235 Poinciana Pkwy	70 Harbour Dr	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	52 x 104	89 x 122	50 x 105	52 x 130	60 x 134
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	1963 / 0	1966 / 0	1964 / 0	1963 / 0	1963 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1092	1220	1040	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	520 0	0 400
SFLA	1176	1092	1220	1040	1091	1040
Att/Det Gar Sqft	294	294	280	528	440	420
Prior Land	$12,300					
Prior Total	$113,700					
Comp Land Estimate	$14,000	$13,000	$18,000	$13,000	$15,000	$16,000
Sale Date		5/6/2020	4/24/2020	8/28/2020	6/27/2019	10/16/2019
Sale Price		$158,000	$150,000	$150,500	$132,500	$162,500
Time Adj Sale Price		$158,500	$150,800	$150,500	$136,900	$165,800
TADJSP/SQFT		$145.15	$123.61	$144.71	$125.48	$159.42
Total Adj Factors	$68,100	$64,000	$74,000	$64,100	$68,000	$66,100
Adjusted Sale Price		$162,600	$144,900	$154,500	$137,000	$167,800
Comparable Estimate	$153,000 ($130.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-25	92.14-6-27	92.14-7-34	92.14-7-18	92.14-8-23	92.14-8-16
Owner	Bifulco, Ronald N II	Zimmerman, Renee K	Cielinski, Timothy A	Beutler, Michael R	Pettit, Sean	Rademacher, Michael A
Address	227 Banko Dr	69 Biscayne Dr	57 Royal Palm Dr	58 Satinwood Dr	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	50 x 105	50 x 105	55 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 0	1966 / 0	1964 / 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 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	1000	1040	971	971	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 608	0 0	0 0	0 0	0 400	0 624
SFLA	1000	1040	971	971	1040	1040
Att/Det Gar Sqft	308	528	352	528	420	294
Prior Land	$12,300					
Prior Total	$102,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$16,000	$13,000
Sale Date		8/28/2020	10/13/2020	12/18/2019	10/16/2019	10/24/2019
Sale Price		$150,500	$175,000	$132,000	$162,500	$167,500
Time Adj Sale Price		$150,500	$175,000	$133,800	$165,800	$170,900
TADJSP/SQFT		$144.71	$180.23	$137.80	$159.42	$164.33
Total Adj Factors	$61,000	$64,100	$58,500	$62,400	$66,100	$63,600
Adjusted Sale Price		$147,400	$177,500	$132,400	$160,700	$168,300
Comparable Estimate	$157,000 ($157/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-6	92.18-4-28	92.14-6-27	92.14-8-23	92.14-8-45	92.14-8-16
Owner	McGowan, Elaine D	Zygmunt, Jessica D	Zimmerman, Renee K	Pettit, Sean	Nagel, John C	Rademacher, Michael A
Address	228 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	41 Satinwood Dr	280 Crandon Blvd	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	52 x 104	50 x 105	60 x 134	52 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1963 / 0	1964 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1118	1092	1040	1040	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	520 0	0 624
SFLA	1118	1092	1040	1040	1091	1040
Att/Det Gar Sqft	308	294	528	420	440	294
Prior Land	$12,300					
Prior Total	$110,700					
Comp Land Estimate	$14,000	$13,000	$13,000	$16,000	$15,000	$13,000
Sale Date		5/6/2020	8/28/2020	10/16/2019	6/27/2019	10/24/2019
Sale Price		$158,000	$150,500	$162,500	$132,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$165,800	$136,900	$170,900
TADJSP/SQFT		$145.15	$144.71	$159.42	$125.48	$164.33
Total Adj Factors	$67,100	$64,000	$64,100	$66,100	$68,000	$63,600
Adjusted Sale Price		$161,600	$153,500	$166,800	$136,000	$174,400
Comparable Estimate	$158,000 ($141.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-24	92.14-7-34	92.14-7-18	92.14-6-27	92.14-6-7	92.14-8-23
Owner	Hehr, James W	Cielinski, Timothy A	Beutler, Michael R	Zimmerman, Renee K	Garcia, Aracelys	Pettit, Sean
Address	231 Banko Dr	57 Royal Palm Dr	58 Satinwood Dr	69 Biscayne Dr	46 Royal Palm Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 118	50 x 105	55 x 105	50 x 105	50 x 105	60 x 134
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	1963 / 0	1964 / 0	1966 / 0	1963 / 0	1963 / 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 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	971	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 400
SFLA	960	971	971	1040	936	1040
Att/Det Gar Sqft	280	352	528	528	352	420
Prior Land	$12,300					
Prior Total	$88,300					
Comp Land Estimate	$14,000	$13,000	$14,000	$13,000	$13,000	$16,000
Sale Date		10/13/2020	12/18/2019	8/28/2020	12/23/2019	10/16/2019
Sale Price		$175,000	$132,000	$150,500	$145,000	$162,500
Time Adj Sale Price		$175,000	$133,800	$150,500	$146,900	$165,800
TADJSP/SQFT		$180.23	$137.80	$144.71	$156.94	$159.42
Total Adj Factors	$57,800	$58,500	$62,400	$64,100	$57,500	$66,100
Adjusted Sale Price		$174,300	$129,200	$144,200	$147,200	$157,500
Comparable Estimate	$150,000 ($156.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-5	92.19-4-6	92.18-5-38	92.14-4-3	92.15-2-12	92.18-11-23
Owner	Zehler, David	Robak, David D	White, Kristie M	Carlson, Craig	Marlowe, William W	Strychalski, Timothy
Address	232 Banko Dr	92 Banko Dr	216 Diane Dr	70 Harbour Dr	199 Lou Ann Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 119	61 x 108	50 x 104	89 x 122	50 x 117	65 x 104
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	1963 / 0	1963 / 0	1964 / 0	1964 / 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 105	C Average 110	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1430	1336	1268	1220	1230	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 438
SFLA	1430	1336	1268	1220	1230	1316
Att/Det Gar Sqft	308	352	308	280	350	484
Prior Land	$12,300					
Prior Total	$136,950					
Comp Land Estimate	$14,000	$15,000	$13,000	$18,000	$14,000	$15,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	9/5/2018	8/31/2020
Sale Price		$175,000	$178,000	$150,000	$160,000	$192,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$172,000	$192,000
TADJSP/SQFT		$130.99	$142.74	$123.61	$139.84	$145.90
Total Adj Factors	$85,800	$80,800	$73,700	$74,000	$81,300	$80,800
Adjusted Sale Price		$180,000	$193,100	$162,600	$176,500	$197,000
Comparable Estimate	$182,000 ($127.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-23	92.14-4-3	92.18-4-28	92.14-6-27	92.15-2-12	92.18-5-38
Owner	Chirico, Mariano	Carlson, Craig	Zygmunt, Jessica D	Zimmerman, Renee K	Marlowe, William W	White, Kristie M
Address	235 Banko Dr	70 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	199 Lou Ann Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 119	89 x 122	52 x 104	50 x 105	50 x 117	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	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 / 1	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	1204	1220	1092	1040	1230	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1204	1220	1092	1040	1230	1268
Att/Det Gar Sqft	308	280	294	528	350	308
Prior Land	$12,300					
Prior Total	$128,650					
Comp Land Estimate	$14,000	$18,000	$13,000	$13,000	$14,000	$13,000
Sale Date		4/24/2020	5/6/2020	8/28/2020	9/5/2018	11/12/2019
Sale Price		$150,000	$158,000	$150,500	$160,000	$178,000
Time Adj Sale Price		$150,800	$158,500	$150,500	$172,000	$181,000
TADJSP/SQFT		$123.61	$145.15	$144.71	$139.84	$142.74
Total Adj Factors	$71,700	$74,000	$64,000	$64,100	$81,300	$73,700
Adjusted Sale Price		$148,500	$166,200	$158,100	$162,400	$179,000
Comparable Estimate	$163,000 ($135.38/SFLA)					

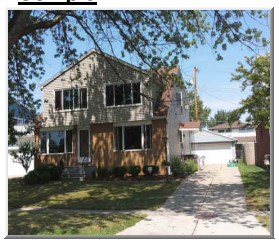
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-4	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-23	92.14-8-16
Owner	Heisler, Margaret	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Pettit, Sean	Rademacher, Michael A
Address	236 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 119	52 x 104	50 x 105	52 x 130	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1129	1092	1040	1091	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	520 0	0 400	0 624
SFLA	1129	1092	1040	1091	1040	1040
Att/Det Gar Sqft	273	294	528	440	420	294
Prior Land	$12,500					
Prior Total	$111,300					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/16/2019	10/24/2019
Sale Price		$158,000	$150,500	$132,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$136,900	$165,800	$170,900
TADJSP/SQFT		$145.15	$144.71	$125.48	$159.42	$164.33
Total Adj Factors	$68,100	$64,000	$64,100	$68,000	$66,100	$63,600
Adjusted Sale Price		$162,600	$154,500	$137,000	$167,800	$175,400
Comparable Estimate	$159,000 ($140.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-22	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-16	92.14-8-23
Owner	Leidolph, Donald M	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Rademacher, Michael A	Pettit, Sean
Address	239 Banko Dr	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 119	52 x 104	50 x 105	52 x 130	50 x 105	60 x 134
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	1963 / 0	1966 / 0	1963 / 0	1963 / 0	1965 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1092	1040	1091	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	520 0	0 624	0 400
SFLA	1134	1092	1040	1091	1040	1040
Att/Det Gar Sqft	308	294	528	440	294	420
Prior Land	$12,300					
Prior Total	$113,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$13,000	$16,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/24/2019	10/16/2019
Sale Price		$158,000	$150,500	$132,500	$167,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$136,900	$170,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$125.48	$164.33	$159.42
Total Adj Factors	$67,300	$64,000	$64,100	$68,000	$63,600	$66,100
Adjusted Sale Price		$161,800	$153,700	$136,200	$174,600	$167,000
Comparable Estimate	$159,000 ($140.21/SFLA)					

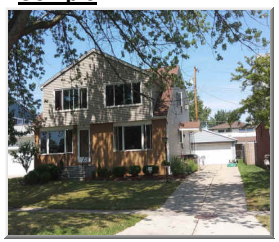
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-2-3	92.19-4-6	92.14-4-3	92.18-5-38	92.15-2-12	92.18-11-23
Owner	Anderson, Stacy	Robak, David D	Carlson, Craig	White, Kristie M	Marlowe, William W	Strychalski, Timothy
Address	242 Banko Dr	92 Banko Dr	70 Harbour Dr	216 Diane Dr	199 Lou Ann Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 107	61 x 108	89 x 122	50 x 104	50 x 117	65 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 0	1964 / 0	1962 / 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 105	C Average 100	C Average 110	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 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	1428	1336	1220	1268	1230	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 690	0 0	0 0	0 0	0 438
SFLA	1428	1336	1220	1268	1230	1316
Att/Det Gar Sqft	273	352	280	308	350	484
Prior Land	$14,600					
Prior Total	$135,000					
Comp Land Estimate	$16,000	$15,000	$18,000	$13,000	$14,000	$15,000
Sale Date		9/18/2020	4/24/2020	11/12/2019	9/5/2018	8/31/2020
Sale Price		$175,000	$150,000	$178,000	$160,000	$192,000
Time Adj Sale Price		$175,000	$150,800	$181,000	$172,000	$192,000
TADJSP/SQFT		$130.99	$123.61	$142.74	$139.84	$145.90
Total Adj Factors	$91,100	$80,800	$74,000	$73,700	$81,300	$80,800
Adjusted Sale Price		$185,300	$167,900	$198,400	$181,800	$202,300
Comparable Estimate	$187,000 ($130.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-1-21	92.19-4-6	92.14-4-3	92.18-5-38	92.15-2-12	92.18-11-23
Owner	Zahlhas, Thomas J	Robak, David D	Carlson, Craig	White, Kristie M	Marlowe, William W	Strychalski, Timothy
Address	243 Banko Dr	92 Banko Dr	70 Harbour Dr	216 Diane Dr	199 Lou Ann Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	58 x 121	61 x 108	89 x 122	50 x 104	50 x 117	65 x 104
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	1963 / 0	1963 / 0	1964 / 0	1964 / 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 105	C Average 100	C Average 110	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	1336	1336	1220	1268	1230	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 438
SFLA	1336	1336	1220	1268	1230	1316
Att/Det Gar Sqft	440	352	280	308	350	484
Prior Land	$13,400					
Prior Total	$129,200					
Comp Land Estimate	$15,000	$15,000	$18,000	$13,000	$14,000	$15,000
Sale Date		9/18/2020	4/24/2020	11/12/2019	9/5/2018	8/31/2020
Sale Price		$175,000	$150,000	$178,000	$160,000	$192,000
Time Adj Sale Price		$175,000	$150,800	$181,000	$172,000	$192,000
TADJSP/SQFT		$130.99	$123.61	$142.74	$139.84	$145.90
Total Adj Factors	$79,500	$80,800	$74,000	$73,700	$81,300	$80,800
Adjusted Sale Price		$173,700	$156,300	$186,800	$170,200	$190,700
Comparable Estimate	$176,000 ($131.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-5	92.17-6-5	92.18-9-4	92.18-11-23	92.18-11-56	92.18-12-1
Owner	Scott, Tasheka	Scott, Tasheka	Semertzides, Christina	Strychalski, Timothy	Pressberg, Sarah D	Panus, Cassandra
Address	9 Barone Cir	9 Barone Cir	55 Lydia Ln	95 Temple Dr	10 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
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 130	65 x 104	60 x 104	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1958 / 0	1960 / 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 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 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	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1238	1238	1174	1316	1192	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 600	0 0	0 438	0 0	0 0
SFLA	1238	1238	1174	1316	1192	1040
Att/Det Gar Sqft	308	308	308	484	352	440
Prior Land	$11,900					
Prior Total	$116,600					
Comp Land Estimate	$13,000	$13,000	$14,000	$15,000	$14,000	$16,000
Sale Date		12/30/2019	10/1/2020	8/31/2020	4/1/2019	10/1/2020
Sale Price		$150,000	$175,000	$192,000	$161,000	$158,200
Time Adj Sale Price		$152,000	$175,000	$192,000	$167,500	$158,200
TADJSP/SQFT		$122.78	$149.06	$145.90	$140.52	$152.12
Total Adj Factors	$74,500	$74,500	$73,300	$80,800	$74,700	$66,400
Adjusted Sale Price		$152,000	$176,200	$185,700	$167,300	$166,300
Comparable Estimate	$170,000 ($137.32/SFLA)					

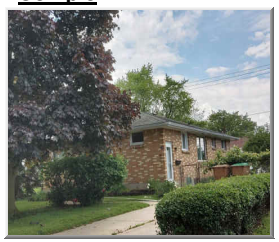
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-23	92.18-1-33	92.18-7-54	103.05-4-7	92.17-11-16	103.09-2-16
Owner	Saeed, Mohsin H	Sluce, Christopher M	Barrea, Christopher J	Hulslander, John Jr	Alharbi, Amin	Huefner, Andrew J
Address	10 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	48 Christian Dr	688 Dick Rd	238 Creek 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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	72 x 103	51 x 125	60 x 130	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1968 / 0	1962 / 0	1963 / 0	1960 / 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 110
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 No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1176	1217	1353	1140	1280
2nd Sty Area	1608	1176	1173	1380	1140	1306
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2760	2352	2390	2733	2280	2586
Att/Det Gar Sqft	456	484	484	440	440	484
Prior Land	$13,900					
Prior Total	$133,600					
Comp Land Estimate	$15,000	$14,000	$16,000	$15,000	$13,300	$15,000
Sale Date		9/11/2020	7/1/2019	3/29/2019	4/15/2020	3/2/2020
Sale Price		$250,000	$184,000	$160,000	$235,000	$185,000
Time Adj Sale Price		$250,000	$189,600	$167,000	$236,200	$186,200
TADJSP/SQFT		$106.29	$79.33	$61.11	$103.60	$72.00
Total Adj Factors	$96,600	$106,600	$91,700	$100,600	$103,900	$113,600
Adjusted Sale Price		$240,000	$194,500	$163,000	$228,900	$169,200
Comparable Estimate	$199,000 ($72.1/SFLA)					

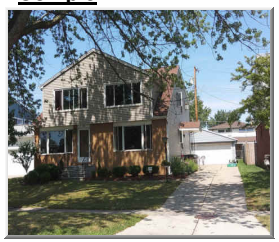
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.17-6-4	92.18-1-33	92.18-7-54	92.17-11-16	91.20-2-27	92.18-14-60.2
Owner	Jones, Barbara A	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Budniewski, Jessica M	Boron, Zachary
Address	13 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	169 Chapel Ave	200 Evane 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	111	111	111	110	109	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	51 x 125	60 x 130	50 x 86	50 x 125	110 x 116
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1968 / 0	1962 / 0	1960 / 0	1960 / 0	1985 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air 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	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 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	1040	1176	1217	1140	1162	1116
2nd Sty Area	1040	1176	1173	1140	1134	1152
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2352	2390	2280	2296	2268
Att/Det Gar Sqft	400	484	484	440		400
Prior Land	$11,900					
Prior Total	$110,200					
Comp Land Estimate	$13,000	$14,000	$16,000	$13,300	$16,000	$21,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	6/20/2019	12/30/2019
Sale Price		$250,000	$184,000	$235,000	$160,000	$198,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$165,400	$200,600
TADJSP/SQFT		$106.29	$79.33	$103.60	$72.04	$88.45
Total Adj Factors	$82,600	$106,600	$91,700	$103,900	$75,600	$106,800
Adjusted Sale Price		$226,000	$180,500	$214,900	$172,400	$176,400
Comparable Estimate	$194,000 ($93.27/SFLA)					

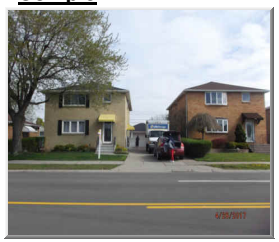
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-24	92.18-1-33	92.18-7-54	103.05-4-7	92.17-11-16	103.09-2-16
Owner	Czajka, James A	Sluce, Christopher M	Barrea, Christopher J	Hulslander, John Jr	Alharbi, Amin	Huefner, Andrew J
Address	14 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	48 Christian Dr	688 Dick Rd	238 Creek 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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 103	51 x 125	60 x 130	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1968 / 0	1962 / 0	1963 / 0	1960 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	6	6	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1176	1217	1353	1140	1280
2nd Sty Area	1578	1176	1173	1380	1140	1306
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2778	2352	2390	2733	2280	2586
Att/Det Gar Sqft	378	484	484	440	440	484
Prior Land	$12,600					
Prior Total	$137,700					
Comp Land Estimate	$14,000	$14,000	$16,000	$15,000	$13,300	$15,000
Sale Date		9/11/2020	7/1/2019	3/29/2019	4/15/2020	3/2/2020
Sale Price		$250,000	$184,000	$160,000	$235,000	$185,000
Time Adj Sale Price		$250,000	$189,600	$167,000	$236,200	$186,200
TADJSP/SQFT		$106.29	$79.33	$61.11	$103.60	$72.00
Total Adj Factors	$97,000	$106,600	$91,700	$100,600	$103,900	$113,600
Adjusted Sale Price		$240,400	$194,900	$163,400	$229,300	$169,600
Comparable Estimate	$200,000 ($71.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-3	92.17-6-5	92.18-9-4	92.18-11-23	92.18-11-56	92.18-12-1
Owner	Foti, Lisa M	Scott, Tasheka	Semertzides, Christina	Strychalski, Timothy	Pressberg, Sarah D	Panus, Cassandra
Address	17 Barone Cir	9 Barone Cir	55 Lydia Ln	95 Temple Dr	10 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
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 130	65 x 104	60 x 104	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1958 / 0	1960 / 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 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 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	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1264	1238	1174	1316	1192	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 600	0 0	0 438	0 0	0 0
SFLA	1264	1238	1174	1316	1192	1040
Att/Det Gar Sqft	308	308	308	484	352	440
Prior Land	$11,900					
Prior Total	$119,200					
Comp Land Estimate	$13,000	$13,000	$14,000	$15,000	$14,000	$16,000
Sale Date		12/30/2019	10/1/2020	8/31/2020	4/1/2019	10/1/2020
Sale Price		$150,000	$175,000	$192,000	$161,000	$158,200
Time Adj Sale Price		$152,000	$175,000	$192,000	$167,500	$158,200
TADJSP/SQFT		$122.78	$149.06	$145.90	$140.52	$152.12
Total Adj Factors	$76,100	$74,500	$73,300	$80,800	$74,700	$66,400
Adjusted Sale Price		$153,600	$177,800	$187,300	$168,900	$167,900
Comparable Estimate	$171,000 ($135.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-25	92.18-1-33	92.18-7-54	92.17-11-16	103.05-2-50	103.05-2-45
Owner	Roesch, Richard E Sr	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider
Address	18 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	1302 George Urban Blv	1322 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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 102	51 x 125	60 x 130	50 x 86	50 x 100	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1968 / 0	1962 / 0	1960 / 0	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 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1176	1217	1140	1232	1232
2nd Sty Area	1240	1176	1173	1140	1232	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 616	0 0
SFLA	2480	2352	2390	2280	2464	2464
Att/Det Gar Sqft	378	484	484	440	528	484
Prior Land	$12,500					
Prior Total	$123,600					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$14,300	$14,300
Sale Date		9/11/2020	7/1/2019	4/15/2020	8/19/2019	3/15/2019
Sale Price		$250,000	$184,000	$235,000	$205,000	$170,050
Time Adj Sale Price		$250,000	$189,600	$236,200	$210,500	$177,500
TADJSP/SQFT		$106.29	$79.33	$103.60	$85.43	$72.04
Total Adj Factors	$87,800	$106,600	$91,700	$103,900	$99,400	$97,800
Adjusted Sale Price		$231,200	$185,700	$220,100	$198,900	$167,500
Comparable Estimate	$201,000 ($81.05/SFLA)					

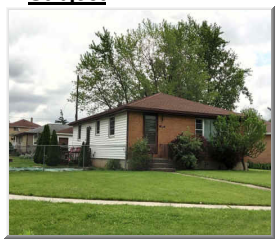
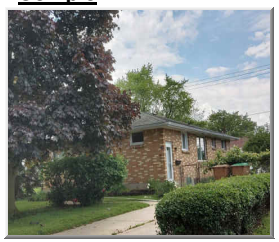
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-2	92.18-9-4	92.17-6-5	92.18-12-1	92.18-10-11	92.18-9-43
Owner	Papia, Lucy M	Semertzides, Christina	Scott, Tasheka	Panus, Cassandra	Wohlfehrt, Kellie J	Stiller, Michael R
Address	21 Barone Cir	55 Lydia Ln	9 Barone Cir	105 Homeworth Pkwy	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	64 x 102	50 x 130	56 x 100	75 x 105	60 x 104	55 x 130
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	1958 / 0	1962 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1148	1174	1238	1040	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 250
SFLA	1148	1174	1238	1040	1038	1116
Att/Det Gar Sqft	320	308	308	440	280	308
Prior Land	$13,000					
Prior Total	$104,000					
Comp Land Estimate	$15,000	$14,000	$13,000	$16,000	$14,000	$15,000
Sale Date		10/1/2020	12/30/2019	10/1/2020	6/2/2020	1/10/2020
Sale Price		$175,000	$150,000	$158,200	$130,000	$124,500
Time Adj Sale Price		$175,000	$152,000	$158,200	$130,200	$125,700
TADJSP/SQFT		$149.06	$122.78	$152.12	$125.43	$112.63
Total Adj Factors	$67,700	$73,300	$74,500	$66,400	$64,100	$61,800
Adjusted Sale Price		$169,400	$145,200	$159,500	$133,800	$131,600
Comparable Estimate	$148,000 ($128.92/SFLA)					

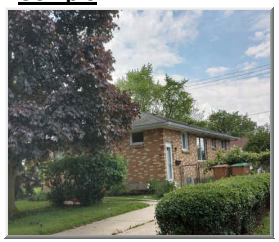
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-26	92.18-1-33	92.18-7-54	92.17-11-16	103.05-2-50	103.09-2-16
Owner	Wilk, Ricky W	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Wilhelm, Cory	Huefner, Andrew J
Address	22 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	1302 George Urban Blv	238 Creek 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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 102	51 x 125	60 x 130	50 x 86	50 x 100	52 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1968 / 0	1962 / 0	1960 / 0	1960 / 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 110	C Average 100	C Average 110
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 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	7	6	6	6	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1176	1217	1140	1232	1280
2nd Sty Area	1536	1176	1173	1140	1232	1306
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 616	0 0
SFLA	2640	2352	2390	2280	2464	2586
Att/Det Gar Sqft	432	484	484	440	528	484
Prior Land	$12,500					
Prior Total	$138,400					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$14,300	$15,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	8/19/2019	3/2/2020
Sale Price		$250,000	$184,000	$235,000	$205,000	$185,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$210,500	$186,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$85.43	$72.00
Total Adj Factors	$100,800	$106,600	$91,700	$103,900	$99,400	$113,600
Adjusted Sale Price		$244,200	$198,700	$233,100	$211,900	$173,400
Comparable Estimate	$212,000 ($80.3/SFLA)					

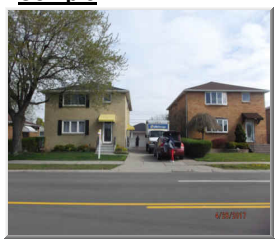
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-27.1	92.18-1-33	92.18-7-54	103.05-4-7	92.17-11-16	103.05-2-50
Owner	Czaplicki, Richard J	Sluce, Christopher M	Barrea, Christopher J	Hulslander, John Jr	Alharbi, Amin	Wilhelm, Cory
Address	30 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	48 Christian Dr	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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	120 x 101	51 x 125	60 x 130	52 x 105	50 x 86	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1968 / 0	1962 / 0	1963 / 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 110	C Average 100	C Average 100	C Average 110	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 / 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	6
Full/Half Baths	3 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1576	1176	1217	1353	1140	1232
2nd Sty Area	1576	1176	1173	1380	1140	1232
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 0	0 0	0 0	0 616
SFLA	3152	2352	2390	2733	2280	2464
Att/Det Gar Sqft	864	484	484	440	440	528
Prior Land	$19,200					
Prior Total	$174,500					
Comp Land Estimate	$19,000	$14,000	$16,000	$15,000	$13,300	$14,300
Sale Date		9/11/2020	7/1/2019	3/29/2019	4/15/2020	8/19/2019
Sale Price		$250,000	$184,000	$160,000	$235,000	$205,000
Time Adj Sale Price		$250,000	$189,600	$167,000	$236,200	$210,500
TADJSP/SQFT		$106.29	$79.33	$61.11	$103.60	$85.43
Total Adj Factors	$138,600	$106,600	$91,700	$100,600	$103,900	$99,400
Adjusted Sale Price		$282,000	$236,500	$205,000	$270,900	$249,700
Comparable Estimate	$249,000 ($79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-29	92.18-12-1	92.18-9-4	92.17-6-5	92.18-10-11	92.18-9-43
Owner	Greenwald, Ryan L	Panus, Cassandra	Semertzides, Christina	Scott, Tasheka	Wohlfehrt, Kellie J	Stiller, Michael R
Address	34 Barone Cir	105 Homeworth Pkwy	55 Lydia Ln	9 Barone Cir	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 109	75 x 105	50 x 130	56 x 100	60 x 104	55 x 130
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	1964 / 0	1964 / 0	1958 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	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 / 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	1134	1040	1174	1238	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	1134	1040	1174	1238	1038	1116
Att/Det Gar Sqft		440	308	308	280	308
Prior Land	$13,800					
Prior Total	$104,800					
Comp Land Estimate	$15,000	$16,000	$14,000	$13,000	$14,000	$15,000
Sale Date		10/1/2020	10/1/2020	12/30/2019	6/2/2020	1/10/2020
Sale Price		$158,200	$175,000	$150,000	$130,000	$124,500
Time Adj Sale Price		$158,200	$175,000	$152,000	$130,200	$125,700
TADJSP/SQFT		$152.12	$149.06	$122.78	$125.43	$112.63
Total Adj Factors	$64,700	$66,400	$73,300	$74,500	$64,100	$61,800
Adjusted Sale Price		$156,500	$166,400	$142,200	$130,800	$128,600
Comparable Estimate	$145,000 ($127.87/SFLA)					

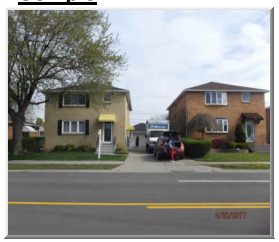
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-5-30	92.18-12-1	92.18-9-4	92.17-6-5	92.18-10-11	92.18-9-43
Owner	Zaborowski, Maryann	Panus, Cassandra	Semertzides, Christina	Scott, Tasheka	Wohlfehrt, Kellie J	Stiller, Michael R
Address	36 Barone Cir	105 Homeworth Pkwy	55 Lydia Ln	9 Barone Cir	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 146	75 x 105	50 x 130	56 x 100	60 x 104	55 x 130
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	1964 / 0	1964 / 0	1958 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1134	1040	1174	1238	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	1134	1040	1174	1238	1038	1116
Att/Det Gar Sqft	528	440	308	308	280	308
Prior Land	$14,200					
Prior Total	$110,500					
Comp Land Estimate	$16,000	$16,000	$14,000	$13,000	$14,000	$15,000
Sale Date		10/1/2020	10/1/2020	12/30/2019	6/2/2020	1/10/2020
Sale Price		$158,200	$175,000	$150,000	$130,000	$124,500
Time Adj Sale Price		$158,200	$175,000	$152,000	$130,200	$125,700
TADJSP/SQFT		$152.12	$149.06	$122.78	$125.43	$112.63
Total Adj Factors	$69,600	$66,400	$73,300	$74,500	$64,100	$61,800
Adjusted Sale Price		$161,400	$171,300	$147,100	$135,700	$133,500
Comparable Estimate	$150,000 ($132.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-1	92.18-9-4	92.17-6-5	92.18-12-1	92.18-10-11	92.18-9-43
Owner	Winslow, Ronald R	Semertzides, Christina	Scott, Tasheka	Panus, Cassandra	Wohlfehrt, Kellie J	Stiller, Michael R
Address	43 Barone Cir	55 Lydia Ln	9 Barone Cir	105 Homeworth Pkwy	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	50 x 130	56 x 100	75 x 105	60 x 104	55 x 130
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	1961 / 0	1958 / 0	1962 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1174	1238	1040	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 0	0 600	0 0	0 0	0 250
SFLA	1148	1174	1238	1040	1038	1116
Att/Det Gar Sqft	280	308	308	440	280	308
Prior Land	$12,600					
Prior Total	$95,600					
Comp Land Estimate	$14,000	$14,000	$13,000	$16,000	$14,000	$15,000
Sale Date		10/1/2020	12/30/2019	10/1/2020	6/2/2020	1/10/2020
Sale Price		$175,000	$150,000	$158,200	$130,000	$124,500
Time Adj Sale Price		$175,000	$152,000	$158,200	$130,200	$125,700
TADJSP/SQFT		$149.06	$122.78	$152.12	$125.43	$112.63
Total Adj Factors	$67,600	$73,300	$74,500	$66,400	$64,100	$61,800
Adjusted Sale Price		$169,300	$145,100	$159,400	$133,700	$131,500
Comparable Estimate	$148,000 ($128.92/SFLA)					

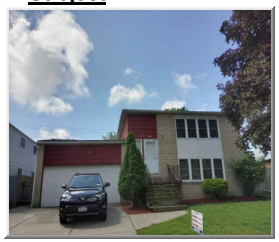
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-14	92.18-9-4	92.17-6-5	92.18-12-1	92.18-10-11	92.18-11-51
Owner	Liddle, Timothy	Semertzides, Christina	Scott, Tasheka	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M
Address	47 Barone Cir	55 Lydia Ln	9 Barone Cir	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 114	50 x 130	56 x 100	75 x 105	60 x 104	60 x 104
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	1958 / 0	1962 / 0	1964 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1174	1238	1040	1038	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 798
SFLA	1148	1174	1238	1040	1038	1048
Att/Det Gar Sqft		308	308	440	280	440
Prior Land	$12,800					
Prior Total	$103,600					
Comp Land Estimate	$14,000	$14,000	$13,000	$16,000	$14,000	$14,000
Sale Date		10/1/2020	12/30/2019	10/1/2020	6/2/2020	1/13/2020
Sale Price		$175,000	$150,000	$158,200	$130,000	$135,000
Time Adj Sale Price		$175,000	$152,000	$158,200	$130,200	$136,400
TADJSP/SQFT		$149.06	$122.78	$152.12	$125.43	$130.15
Total Adj Factors	$65,200	$73,300	$74,500	$66,400	$64,100	$68,600
Adjusted Sale Price		$166,900	$142,700	$157,000	$131,300	$133,000
Comparable Estimate	$146,000 ($127.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-2	92.18-1-33	92.18-7-54	103.05-4-7	92.17-11-16	103.05-2-50
Owner	Angelli, Jacob D	Sluce, Christopher M	Barrea, Christopher J	Hulslander, John Jr	Alharbi, Amin	Wilhelm, Cory
Address	52 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	48 Christian Dr	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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 84	51 x 125	60 x 130	52 x 105	50 x 86	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1968 / 0	1962 / 0	1963 / 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 110	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air 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	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1176	1217	1353	1140	1232
2nd Sty Area	1716	1176	1173	1380	1140	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 616
SFLA	2992	2352	2390	2733	2280	2464
Att/Det Gar Sqft	440	484	484	440	440	528
Prior Land	$12,100					
Prior Total	$147,900					
Comp Land Estimate	$14,000	$14,000	$16,000	$15,000	$13,300	$14,300
Sale Date		9/11/2020	7/1/2019	3/29/2019	4/15/2020	8/19/2019
Sale Price		$250,000	$184,000	$160,000	$235,000	$205,000
Time Adj Sale Price		$250,000	$189,600	$167,000	$236,200	$210,500
TADJSP/SQFT		$106.29	$79.33	$61.11	$103.60	$85.43
Total Adj Factors	$108,000	$106,600	$91,700	$100,600	$103,900	$99,400
Adjusted Sale Price		$251,400	$205,900	$174,400	$240,300	$219,100
Comparable Estimate	$218,000 ($72.86/SFLA)					

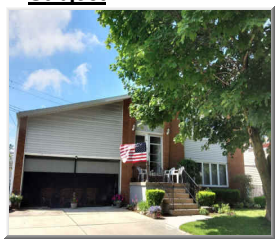
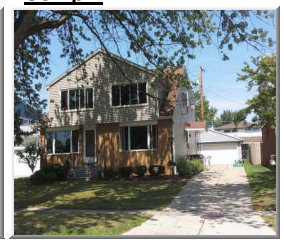
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-13	92.18-9-4	92.18-12-1	92.17-6-5	92.18-10-11	92.18-9-43
Owner	Mazur, Joseph	Semertzides, Christina	Panus, Cassandra	Scott, Tasheka	Wohlfehrt, Kellie J	Stiller, Michael R
Address	55 Barone Cir	55 Lydia Ln	105 Homeworth Pkwy	9 Barone Cir	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 105	50 x 130	75 x 105	56 x 100	60 x 104	55 x 130
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	1958 / 0	1964 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1120	1174	1040	1238	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 250
SFLA	1120	1174	1040	1238	1038	1116
Att/Det Gar Sqft	308	308	440	308	280	308
Prior Land	$13,500					
Prior Total	$103,700					
Comp Land Estimate	$15,000	$14,000	$16,000	$13,000	$14,000	$15,000
Sale Date		10/1/2020	10/1/2020	12/30/2019	6/2/2020	1/10/2020
Sale Price		$175,000	$158,200	$150,000	$130,000	$124,500
Time Adj Sale Price		$175,000	$158,200	$152,000	$130,200	$125,700
TADJSP/SQFT		$149.06	$152.12	$122.78	$125.43	$112.63
Total Adj Factors	$66,700	$73,300	$66,400	$74,500	$64,100	$61,800
Adjusted Sale Price		$168,400	$158,500	$144,200	$132,800	$130,600
Comparable Estimate	$147,000 ($131.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-3	92.18-1-33	92.18-7-54	103.05-4-7	92.17-11-16	103.05-2-50
Owner	TSAR Properties LLC	Sluce, Christopher M	Barrea, Christopher J	Hulslander, John Jr	Alharbi, Amin	Wilhelm, Cory
Address	56 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	48 Christian Dr	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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 99	51 x 125	60 x 130	52 x 105	50 x 86	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1968 / 0	1962 / 0	1963 / 0	1960 / 0	1960 / 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 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1176	1217	1353	1140	1232
2nd Sty Area	1716	1176	1173	1380	1140	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 616
SFLA	2992	2352	2390	2733	2280	2464
Att/Det Gar Sqft	440	484	484	440	440	528
Prior Land	$12,400					
Prior Total	$149,900					
Comp Land Estimate	$14,000	$14,000	$16,000	$15,000	$13,300	$14,300
Sale Date		9/11/2020	7/1/2019	3/29/2019	4/15/2020	8/19/2019
Sale Price		$250,000	$184,000	$160,000	$235,000	$205,000
Time Adj Sale Price		$250,000	$189,600	$167,000	$236,200	$210,500
TADJSP/SQFT		$106.29	$79.33	$61.11	$103.60	$85.43
Total Adj Factors	$87,500	$106,600	$91,700	$100,600	$103,900	$99,400
Adjusted Sale Price		$230,900	$185,400	$153,900	$219,800	$198,600
Comparable Estimate	$198,000 ($66.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-12	92.18-9-4	92.17-6-5	92.18-12-1	92.18-10-11	92.18-9-43
Owner	Bolt, Stacy	Semertzides, Christina	Scott, Tasheka	Panus, Cassandra	Wohlfehrt, Kellie J	Stiller, Michael R
Address	59 Barone Cir	55 Lydia Ln	9 Barone Cir	105 Homeworth Pkwy	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 99	50 x 130	56 x 100	75 x 105	60 x 104	55 x 130
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	1958 / 0	1962 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1148	1174	1238	1040	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 250
SFLA	1148	1174	1238	1040	1038	1116
Att/Det Gar Sqft	320	308	308	440	280	308
Prior Land	$12,400					
Prior Total	$104,800					
Comp Land Estimate	$14,000	$14,000	$13,000	$16,000	$14,000	$15,000
Sale Date		10/1/2020	12/30/2019	10/1/2020	6/2/2020	1/10/2020
Sale Price		$175,000	$150,000	$158,200	$130,000	$124,500
Time Adj Sale Price		$175,000	$152,000	$158,200	$130,200	$125,700
TADJSP/SQFT		$149.06	$122.78	$152.12	$125.43	$112.63
Total Adj Factors	$67,300	$73,300	$74,500	$66,400	$64,100	$61,800
Adjusted Sale Price		$169,000	$144,800	$159,100	$133,400	$131,200
Comparable Estimate	$148,000 ($128.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-4	92.18-1-33	92.18-7-54	92.17-11-16	103.05-2-50	103.05-2-45
Owner	Boersch, Ronald W	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Wilhelm, Cory	Syed, Jamil Haider
Address	60 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	1302 George Urban Blv	1322 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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	66 x 102	51 x 125	60 x 130	50 x 86	50 x 100	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1962 / 0	1960 / 0	1960 / 0	1961 / 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 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1176	1217	1140	1232	1232
2nd Sty Area	1232	1176	1173	1140	1232	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 616	0 0
SFLA	2464	2352	2390	2280	2464	2464
Att/Det Gar Sqft	418	484	484	440	528	484
Prior Land	$13,200					
Prior Total	$123,600					
Comp Land Estimate	$15,000	$14,000	$16,000	$13,300	$14,300	$14,300
Sale Date		9/11/2020	7/1/2019	4/15/2020	8/19/2019	3/15/2019
Sale Price		$250,000	$184,000	$235,000	$205,000	$170,050
Time Adj Sale Price		$250,000	$189,600	$236,200	$210,500	$177,500
TADJSP/SQFT		$106.29	$79.33	$103.60	$85.43	$72.04
Total Adj Factors	$72,900	$106,600	$91,700	$103,900	$99,400	$97,800
Adjusted Sale Price		$216,300	$170,800	$205,200	$184,000	$152,600
Comparable Estimate	$186,000 ($75.49/SFLA)					

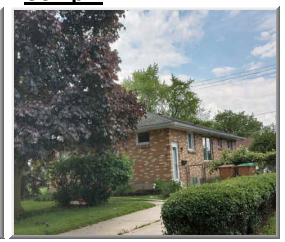
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-11	92.17-6-5	92.18-9-4	92.18-11-23	92.18-10-43	92.17-6-6
Owner	Mack, Ethel C	Scott, Tasheka	Semertzides, Christina	Strychalski, Timothy	Tarasik, Jessica A	Scott, Dennis C
Address	63 Barone Cir	9 Barone Cir	55 Lydia Ln	95 Temple Dr	106 Lydia Ln	86 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
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 130	65 x 104	50 x 130	72 x 132
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	1962 / 0	1962 / 0	1958 / 0	1960 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1238	1174	1316	1284	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 600	0 0	0 438	0 0	0 168
SFLA	1284	1238	1174	1316	1284	1316
Att/Det Gar Sqft	308	308	308	484	308	308
Prior Land	$11,900					
Prior Total	$118,700					
Comp Land Estimate	$13,000	$13,000	$14,000	$15,000	$14,000	$17,000
Sale Date		12/30/2019	10/1/2020	8/31/2020	6/11/2019	9/20/2018
Sale Price		$150,000	$175,000	$192,000	$135,100	$128,200
Time Adj Sale Price		$152,000	$175,000	$192,000	$139,600	$137,800
TADJSP/SQFT		$122.78	$149.06	$145.90	$108.72	$104.71
Total Adj Factors	$76,500	$74,500	$73,300	$80,800	$74,500	$80,000
Adjusted Sale Price		$154,000	$178,200	$187,700	$141,600	$134,300
Comparable Estimate	$159,000 ($123.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-5	92.18-1-33	92.18-7-54	92.17-11-16	103.09-2-16	103.05-4-7
Owner	Drzal, Michael P	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Huefner, Andrew J	Hulslander, John Jr
Address	64 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	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	111	111	111	110	110	110
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	51 x 125	60 x 130	50 x 86	52 x 105	52 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1962 / 0	1960 / 0	1967 / 0	1963 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1460	1176	1217	1140	1280	1353
2nd Sty Area	1232	1176	1173	1140	1306	1380
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2692	2352	2390	2280	2586	2733
Att/Det Gar Sqft	418	484	484	440	484	440
Prior Land	$12,400					
Prior Total	$136,200					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$15,000	$15,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	3/2/2020	3/29/2019
Sale Price		$250,000	$184,000	$235,000	$185,000	$160,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$186,200	$167,000
TADJSP/SQFT		$106.29	$79.33	$103.60	$72.00	$61.11
Total Adj Factors	$98,500	$106,600	$91,700	$103,900	$113,600	$100,600
Adjusted Sale Price		$241,900	$196,400	$230,800	$171,100	$164,900
Comparable Estimate	$201,000 ($74.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-6-10	92.17-6-5	92.18-11-23	92.18-9-4	92.17-6-6	92.18-10-43
Owner	Thomas, Nicholas J	Scott, Tasheka	Strychalski, Timothy	Semertzides, Christina	Scott, Dennis C	Tarasik, Jessica A
Address	67 Barone Cir	9 Barone Cir	95 Temple Dr	55 Lydia Ln	86 Homeworth Pkwy	106 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 100	56 x 100	65 x 104	50 x 130	72 x 132	50 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	1962 / 0	1962 / 0	1960 / 0	1958 / 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 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 / 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	1294	1238	1316	1174	1316	1284
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 438	0 0	0 168	0 0
SFLA	1294	1238	1316	1174	1316	1284
Att/Det Gar Sqft	308	308	484	308	308	308
Prior Land	$11,900					
Prior Total	$117,500					
Comp Land Estimate	$13,000	$13,000	$15,000	$14,000	$17,000	$14,000
Sale Date		12/30/2019	8/31/2020	10/1/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$192,000	$175,000	$128,200	$135,100
Time Adj Sale Price		$152,000	$192,000	$175,000	$137,800	$139,600
TADJSP/SQFT		$122.78	$145.90	$149.06	$104.71	$108.72
Total Adj Factors	$74,900	$74,500	$80,800	$73,300	$80,000	$74,500
Adjusted Sale Price		$152,400	$186,100	$176,600	$132,700	$140,000
Comparable Estimate	$158,000 ($122.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-6	92.17-6-5	92.18-11-23	92.18-9-4	92.17-6-6	92.18-10-43
Owner	Singh, Parmjit	Scott, Tasheka	Strychalski, Timothy	Semertzides, Christina	Scott, Dennis C	Tarasik, Jessica A
Address	70 Barone Cir	9 Barone Cir	95 Temple Dr	55 Lydia Ln	86 Homeworth Pkwy	106 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	56 x 100	65 x 104	50 x 130	72 x 132	50 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	1964 / 0	1962 / 0	1960 / 0	1958 / 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 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 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	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	1322	1238	1316	1174	1316	1284
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 438	0 0	0 168	0 0
SFLA	1322	1238	1316	1174	1316	1284
Att/Det Gar Sqft	308	308	484	308	308	308
Prior Land	$12,400					
Prior Total	$119,200					
Comp Land Estimate	$14,000	$13,000	$15,000	$14,000	$17,000	$14,000
Sale Date		12/30/2019	8/31/2020	10/1/2020	9/20/2018	6/11/2019
Sale Price		$150,000	$192,000	$175,000	$128,200	$135,100
Time Adj Sale Price		$152,000	$192,000	$175,000	$137,800	$139,600
TADJSP/SQFT		$122.78	$145.90	$149.06	$104.71	$108.72
Total Adj Factors	$76,500	$74,500	$80,800	$73,300	$80,000	$74,500
Adjusted Sale Price		$154,000	$187,700	$178,200	$134,300	$141,600
Comparable Estimate	$159,000 ($120.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.17-6-9	92.18-1-33	92.18-7-54	92.17-11-16	91.20-2-27	92.18-14-60.2
Owner	Greene, Douglas M	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Budniewski, Jessica M	Boron, Zachary
Address	71 Barone Cir	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	169 Chapel Ave	200 Evane 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	111	111	111	110	109	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	46 x 100	51 x 125	60 x 130	50 x 86	50 x 125	110 x 116
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1968 / 0	1962 / 0	1960 / 0	1960 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1040	C Average 110	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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 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	2080	1176	1217	1140	1162	1116
2nd Sty Area	0	1176	1173	1140	1134	1152
Fin Bsmt/Fin Rec Rm	1040 0	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2352	2390	2280	2296	2268
Att/Det Gar Sqft	480	484	484	440		400
Prior Land	$10,300					
Prior Total	$111,400					
Comp Land Estimate	$12,000	$14,000	$16,000	$13,300	$16,000	$21,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	6/20/2019	12/30/2019
Sale Price		$250,000	$184,000	$235,000	$160,000	$198,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$165,400	$200,600
TADJSP/SQFT		$106.29	$79.33	$103.60	$72.04	$88.45
Total Adj Factors	$84,000	$106,600	$91,700	$103,900	$75,600	$106,800
Adjusted Sale Price		$227,400	$181,900	$216,300	$173,800	$177,800
Comparable Estimate	$195,000 ($93.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-7-7	92.18-9-4	92.17-6-5	92.18-10-11	92.18-12-1	92.18-9-43
Owner	Darnley, David J	Semertzides, Christina	Scott, Tasheka	Wohlfehrt, Kellie J	Panus, Cassandra	Stiller, Michael R
Address	74 Barone Cir	55 Lydia Ln	9 Barone Cir	47 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 100	50 x 130	56 x 100	60 x 104	75 x 105	55 x 130
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	1961 / 0	1958 / 0	1962 / 0	1958 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1161	1174	1238	1038	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 250
SFLA	1161	1174	1238	1038	1040	1116
Att/Det Gar Sqft	308	308	308	280	440	308
Prior Land	$12,400					
Prior Total	$105,300					
Comp Land Estimate	$14,000	$14,000	$13,000	$14,000	$16,000	$15,000
Sale Date		10/1/2020	12/30/2019	6/2/2020	10/1/2020	1/10/2020
Sale Price		$175,000	$150,000	$130,000	$158,200	$124,500
Time Adj Sale Price		$175,000	$152,000	$130,200	$158,200	$125,700
TADJSP/SQFT		$149.06	$122.78	$125.43	$152.12	$112.63
Total Adj Factors	$67,800	$73,300	$74,500	$64,100	$66,400	$61,800
Adjusted Sale Price		$169,500	$145,300	$133,900	$159,600	$131,700
Comparable Estimate	$148,000 ($127.48/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-27	92.14-3-15	92.18-4-60	92.18-4-28	92.14-4-3	92.14-3-22
Owner	Olson, Imelda	Gorny, Matthew J	Rogers, Scott M	Zygmunt, Jessica D	Carlson, Craig	Jimenez, Wilson
Address	4 Bay Ln	57 Moorman Dr	154 Temple Dr	235 Poinciana Pkwy	70 Harbour Dr	85 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 106	52 x 129	50 x 104	52 x 104	89 x 122	50 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1962 / 0	1966 / 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 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	1 / 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 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1176	1120	1092	1220	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 588	0 468	0 0	0 0	0 0
SFLA	1160	1176	1120	1092	1220	1160
Att/Det Gar Sqft	286	308	294	294	280	286
Prior Land	$15,100					
Prior Total	$120,400					
Comp Land Estimate	$16,000	$15,000	$13,000	$13,000	$18,000	$14,000
Sale Date		1/24/2020	3/27/2020	5/6/2020	4/24/2020	1/29/2019
Sale Price		$151,500	$160,000	$158,000	$150,000	$145,000
Time Adj Sale Price		$153,000	$161,100	$158,500	$150,800	$152,300
TADJSP/SQFT		$130.10	$143.84	$145.15	$123.61	$131.29
Total Adj Factors	$76,300	$72,700	$68,800	$64,000	$74,000	$71,600
Adjusted Sale Price		$156,600	$168,600	$170,800	$153,100	$157,000
Comparable Estimate	$161,000 ($138.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-26	92.18-6-40	102.08-1-21	113.42-6-22	91.06-8-8	125.10-14-26
Owner	Lizak, Diane M	Snyder, Reece R	Rai, Gita	Shepard, Joseph	Wagar, Kyle D	Siciliano, Sara J
Address	8 Bay Ln	294 Lydia Ln	135 Seminole Pkwy	64 Fairelm Ln	174 Heather Rd	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	122	102	126
School Code	143002	143002	143002	143001	143003	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 106	50 x 130	61 x 136	53 x 100	52 x 101	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1960 / 0	1955 / 0	1966 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	4	6	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1309	1028	1336	849	1066
2nd Sty Area	868	759	578	704	420	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 1200	0 0	0 0
SFLA	2028	2068	1606	2040	1269	1586
Att/Det Gar Sqft	384	440	280	308	330	484
Prior Land	$11,600					
Prior Total	$128,100					
Comp Land Estimate	$13,000	$14,000	$19,000	$15,700	$14,700	$19,600
Sale Date		9/1/2020	5/11/2018	5/11/2020	7/25/2019	6/18/2018
Sale Price		$230,000	$178,001	$175,000	$111,111	$177,706
Time Adj Sale Price		$230,000	$195,700	$175,600	$114,500	$194,300
TADJSP/SQFT		$111.22	$121.86	$86.08	$90.23	$122.51
Total Adj Factors	$88,000	$95,900	$82,800	$107,300	$23,800	$82,500
Adjusted Sale Price		$222,100	$200,900	$156,300	$178,700	$199,800
Comparable Estimate	$192,000 ($94.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-21	92.14-4-3	92.14-3-15	92.18-4-60	92.18-4-28	92.18-5-38
Owner	Helda, Lorraine E	Carlson, Craig	Gorny, Matthew J	Rogers, Scott M	Zygmunt, Jessica D	White, Kristie M
Address	9 Bay Ln	70 Harbour Dr	57 Moorman Dr	154 Temple Dr	235 Poinciana Pkwy	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	52 x 129	50 x 104	52 x 104	50 x 104
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	1964 / 0	1964 / 0	1967 / 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 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 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	4	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	1220	1220	1176	1120	1092	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 468	0 0	0 0
SFLA	1220	1220	1176	1120	1092	1268
Att/Det Gar Sqft	300	280	308	294	294	308
Prior Land	$11,500					
Prior Total	$116,400					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	3/27/2020	5/6/2020	11/12/2019
Sale Price		$150,000	$151,500	$160,000	$158,000	$178,000
Time Adj Sale Price		$150,800	$153,000	$161,100	$158,500	$181,000
TADJSP/SQFT		$123.61	$130.10	$143.84	$145.15	$142.74
Total Adj Factors	$71,100	$74,000	$72,700	$68,800	$64,000	$73,700
Adjusted Sale Price		$147,900	$151,400	$163,400	$165,600	$178,400
Comparable Estimate	$161,000 ($131.97/SFLA)					

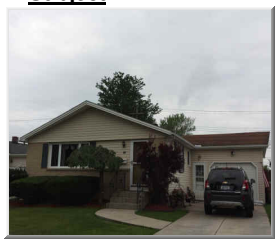
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-25	92.18-4-60	92.18-4-28	92.14-3-15	92.14-4-3	92.14-6-27
Owner	Lent , Joseph J	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Carlson, Craig	Zimmerman, Renee K
Address	12 Bay Ln	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	70 Harbour Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 104	52 x 104	52 x 129	89 x 122	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1962 / 0	1966 / 0	1967 / 0	1964 / 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 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	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 / 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	1131	1120	1092	1176	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 588	0 0	0 0
SFLA	1131	1120	1092	1176	1220	1040
Att/Det Gar Sqft	231	294	294	308	280	528
Prior Land	$11,700					
Prior Total	$110,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$15,000	$18,000	$13,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	4/24/2020	8/28/2020
Sale Price		$160,000	$158,000	$151,500	$150,000	$150,500
Time Adj Sale Price		$161,100	$158,500	$153,000	$150,800	$150,500
TADJSP/SQFT		$143.84	$145.15	$130.10	$123.61	$144.71
Total Adj Factors	$64,900	$68,800	$64,000	$72,700	$74,000	$64,100
Adjusted Sale Price		$157,200	$159,400	$145,200	$141,700	$151,300
Comparable Estimate	$151,000 ($133.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-22	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.18-5-38
Owner	Brant, Robert P Sr	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	White, Kristie M
Address	15 Bay Ln	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	89 x 122	52 x 129	52 x 104	50 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 0	1966 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	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 / 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	1220	1220	1176	1092	1120	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 468	0 0
SFLA	1220	1220	1176	1092	1120	1268
Att/Det Gar Sqft	576	280	308	294	294	308
Prior Land	$11,800					
Prior Total	$118,000					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	11/12/2019
Sale Price		$150,000	$151,500	$158,000	$160,000	$178,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$181,000
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$142.74
Total Adj Factors	$71,900	$74,000	$72,700	$64,000	$68,800	$73,700
Adjusted Sale Price		$148,700	$152,200	$166,400	$164,200	$179,200
Comparable Estimate	$162,000 ($132.79/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-24	92.14-3-15	92.18-4-60	92.18-4-28	92.14-4-3	92.14-3-22
Owner	Beaudoin , Debra K	Gorny, Matthew J	Rogers, Scott M	Zygmunt, Jessica D	Carlson, Craig	Jimenez, Wilson
Address	16 Bay Ln	57 Moorman Dr	154 Temple Dr	235 Poinciana Pkwy	70 Harbour Dr	85 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 108	52 x 129	50 x 104	52 x 104	89 x 122	50 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1962 / 0	1966 / 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 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	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 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1176	1120	1092	1220	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 588	0 468	0 0	0 0	0 0
SFLA	1148	1176	1120	1092	1220	1160
Att/Det Gar Sqft	322	308	294	294	280	286
Prior Land	$11,800					
Prior Total	$112,600					
Comp Land Estimate	$13,000	$15,000	$13,000	$13,000	$18,000	$14,000
Sale Date		1/24/2020	3/27/2020	5/6/2020	4/24/2020	1/29/2019
Sale Price		$151,500	$160,000	$158,000	$150,000	$145,000
Time Adj Sale Price		$153,000	$161,100	$158,500	$150,800	$152,300
TADJSP/SQFT		$130.10	$143.84	$145.15	$123.61	$131.29
Total Adj Factors	$66,800	$72,700	$68,800	$64,000	$74,000	$71,600
Adjusted Sale Price		$147,100	$159,100	$161,300	$143,600	$147,500
Comparable Estimate	$152,000 ($132.4/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	92.14-4-23	92.18-4-28	92.18-4-60	92.14-6-27	92.14-3-15	92.14-4-3
Owner	Kilpatrick, Lisa M	Zygmunt, Jessica D	Rogers, Scott M	Zimmerman, Renee K	Gorny, Matthew J	Carlson, Craig
Address	17 Bay Ln	235 Poinciana Pkwy	154 Temple Dr	69 Biscayne Dr	57 Moorman Dr	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 104	50 x 105	52 x 129	89 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1962 / 0	1963 / 0	1967 / 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 105
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	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 / 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	1120	1092	1120	1040	1176	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 468	0 0	0 588	0 0
SFLA	1120	1092	1120	1040	1176	1220
Att/Det Gar Sqft	308	294	294	528	308	280
Prior Land	$11,500					
Prior Total	$111,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$15,000	$18,000
Sale Date		5/6/2020	3/27/2020	8/28/2020	1/24/2020	4/24/2020
Sale Price		$158,000	$160,000	$150,500	$151,500	$150,000
Time Adj Sale Price		$158,500	$161,100	$150,500	$153,000	$150,800
TADJSP/SQFT		$145.15	$143.84	$144.71	$130.10	$123.61
Total Adj Factors	$66,400	$64,000	$68,800	$64,100	$72,700	$74,000
Adjusted Sale Price		$160,900	$158,700	$152,800	$146,700	$143,200
Comparable Estimate	$152,000 ($135.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-23	92.18-4-60	92.14-3-15	92.18-4-28	92.14-6-27	92.14-4-3
Owner	Krtek, Nancy	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Zimmerman, Renee K	Carlson, Craig
Address	20 Bay Ln	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	69 Biscayne Dr	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 108	50 x 104	52 x 129	52 x 104	50 x 105	89 x 122
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1967 / 0	1966 / 0	1963 / 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 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	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	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	1131	1120	1176	1092	1040	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 588	0 0	0 0	0 0
SFLA	1131	1120	1176	1092	1040	1220
Att/Det Gar Sqft	252	294	308	294	528	280
Prior Land	$14,700					
Prior Total	$113,300					
Comp Land Estimate	$16,000	$13,000	$15,000	$13,000	$13,000	$18,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	8/28/2020	4/24/2020
Sale Price		$160,000	$151,500	$158,000	$150,500	$150,000
Time Adj Sale Price		$161,100	$153,000	$158,500	$150,500	$150,800
TADJSP/SQFT		$143.84	$130.10	$145.15	$144.71	$123.61
Total Adj Factors	$66,700	$68,800	$72,700	$64,000	$64,100	$74,000
Adjusted Sale Price		$159,000	$147,000	$161,200	$153,100	$143,500
Comparable Estimate	$153,000 ($135.28/SFLA)					

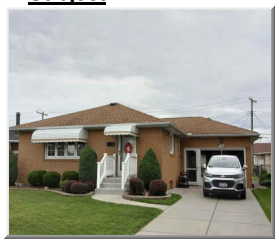
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-24	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.14-6-27
Owner	Hoddick, Cheryl A	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	Zimmerman, Renee K
Address	21 Bay Ln	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	89 x 122	52 x 129	52 x 104	50 x 104	50 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 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	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 No	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	4	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	1192	1220	1176	1092	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 468	0 0
SFLA	1192	1220	1176	1092	1120	1040
Att/Det Gar Sqft	273	280	308	294	294	528
Prior Land	$11,800					
Prior Total	$116,900					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	8/28/2020
Sale Price		$150,000	$151,500	$158,000	$160,000	$150,500
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$150,500
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$144.71
Total Adj Factors	$68,200	$74,000	$72,700	$64,000	$68,800	$64,100
Adjusted Sale Price		$145,000	$148,500	$162,700	$160,500	$154,600
Comparable Estimate	$154,000 ($129.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-25	92.14-4-3	92.14-3-15	92.18-4-60	92.18-4-28	92.14-6-27
Owner	Rzepka Florian T	Carlson, Craig	Gorny, Matthew J	Rogers, Scott M	Zygmunt, Jessica D	Zimmerman, Renee K
Address	25 Bay Ln	70 Harbour Dr	57 Moorman Dr	154 Temple Dr	235 Poinciana Pkwy	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	52 x 129	50 x 104	52 x 104	50 x 105
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1964 / 0	1967 / 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	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 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	4	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	1220	1220	1176	1120	1092	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 468	0 0	0 0
SFLA	1220	1220	1176	1120	1092	1040
Att/Det Gar Sqft	420	280	308	294	294	528
Prior Land	$11,500					
Prior Total	$124,500					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	3/27/2020	5/6/2020	8/28/2020
Sale Price		$150,000	$151,500	$160,000	$158,000	$150,500
Time Adj Sale Price		$150,800	$153,000	$161,100	$158,500	$150,500
TADJSP/SQFT		$123.61	$130.10	$143.84	$145.15	$144.71
Total Adj Factors	$69,500	$74,000	$72,700	$68,800	$64,000	$64,100
Adjusted Sale Price		$146,300	$149,800	$161,800	$164,000	$155,900
Comparable Estimate	$156,000 ($127.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-26	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.14-6-27
Owner	Buczek, Holly N	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	Zimmerman, Renee K
Address	29 Bay Ln	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	89 x 122	52 x 129	52 x 104	50 x 104	50 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 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	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 No	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	4	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	1220	1220	1176	1092	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 588	0 0	0 468	0 0
SFLA	1220	1220	1176	1092	1120	1040
Att/Det Gar Sqft	308	280	308	294	294	528
Prior Land	$11,800					
Prior Total	$111,600					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	8/28/2020
Sale Price		$150,000	$151,500	$158,000	$160,000	$150,500
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$150,500
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$144.71
Total Adj Factors	$72,500	$74,000	$72,700	$64,000	$68,800	$64,100
Adjusted Sale Price		$149,300	$152,800	$167,000	$164,800	$158,900
Comparable Estimate	$159,000 ($130.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-2	92.14-4-3	92.18-11-23	92.14-3-15	92.18-5-38	92.19-4-6
Owner	Bhandari, Rhyam	Carlson, Craig	Strychalski, Timothy	Gorny, Matthew J	White, Kristie M	Robak, David D
Address	32 Bay Ln	70 Harbour Dr	95 Temple Dr	57 Moorman Dr	216 Diane Dr	92 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	75 x 107	89 x 122	65 x 104	52 x 129	50 x 104	61 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1960 / 0	1967 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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 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 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1220	1316	1176	1268	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 438	0 588	0 0	0 690
SFLA	1320	1220	1316	1176	1268	1336
Att/Det Gar Sqft	308	280	484	308	308	352
Prior Land	$14,600					
Prior Total	$131,900					
Comp Land Estimate	$16,000	$18,000	$15,000	$15,000	$13,000	$15,000
Sale Date		4/24/2020	8/31/2020	1/24/2020	11/12/2019	9/18/2020
Sale Price		$150,000	$192,000	$151,500	$178,000	$175,000
Time Adj Sale Price		$150,800	$192,000	$153,000	$181,000	$175,000
TADJSP/SQFT		$123.61	$145.90	$130.10	$142.74	$130.99
Total Adj Factors	$78,800	$74,000	$80,800	$72,700	$73,700	$80,800
Adjusted Sale Price		$155,600	$190,000	$159,100	$186,100	$173,000
Comparable Estimate	$173,000 ($131.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-27	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.14-3-15
Owner	Maguire, Ralph H	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Gorny, Matthew J
Address	33 Bay Ln	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 105	50 x 104	89 x 122	52 x 129
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	1965 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1120	1092	1040	1120	1220	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 588
SFLA	1120	1092	1040	1120	1220	1176
Att/Det Gar Sqft	308	294	528	294	280	308
Prior Land	$11,500					
Prior Total	$108,700					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	1/24/2020
Sale Price		$158,000	$150,500	$160,000	$150,000	$151,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$153,000
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$130.10
Total Adj Factors	$66,700	$64,000	$64,100	$68,800	$74,000	$72,700
Adjusted Sale Price		$161,200	$153,100	$159,000	$143,500	$147,000
Comparable Estimate	$153,000 ($136.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-3	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.14-3-22
Owner	Guerra, Michael L	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	Jimenez, Wilson
Address	36 Bay Ln	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	85 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 107	89 x 122	52 x 129	52 x 104	50 x 104	50 x 130
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	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1967 / 0	1966 / 0	1962 / 0	1966 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	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 / 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	1215	1220	1176	1092	1120	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 588	0 0	0 468	0 0
SFLA	1215	1220	1176	1092	1120	1160
Att/Det Gar Sqft	484	280	308	294	294	286
Prior Land	$11,700					
Prior Total	$132,800					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$14,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	1/29/2019
Sale Price		$150,000	$151,500	$158,000	$160,000	$145,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$152,300
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$131.29
Total Adj Factors	$81,900	$74,000	$72,700	$64,000	$68,800	$71,600
Adjusted Sale Price		$158,700	$162,200	$176,400	$174,200	$162,600
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	92.14-4-28	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-60	92.18-4-28
Owner	Cecelia Rzepecki Famil	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Rogers, Scott M	Zygmunt, Jessica D
Address	37 Bay Ln	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	154 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	89 x 122	52 x 129	50 x 105	50 x 104	52 x 104
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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1967 / 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 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 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 / 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	1220	1220	1176	1040	1120	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 468	0 0
SFLA	1220	1220	1176	1040	1120	1092
Att/Det Gar Sqft	308	280	308	528	294	294
Prior Land	$11,800					
Prior Total	$117,400					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	3/27/2020	5/6/2020
Sale Price		$150,000	$151,500	$150,500	$160,000	$158,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$161,100	$158,500
TADJSP/SQFT		$123.61	$130.10	$144.71	$143.84	$145.15
Total Adj Factors	$71,300	$74,000	$72,700	$64,100	$68,800	$64,000
Adjusted Sale Price		$148,100	$151,600	$157,700	$163,600	$165,800
Comparable Estimate	$157,000 ($128.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.14-1-4	92.18-12-48	92.18-12-34	92.19-2-24	92.09-4-23	92.18-17-1.1
Owner	Tobolski, Jacqueline M	Powers, Shawn	Saleh, Naser	Stottele, Paul E	Gabryszak, Richard	Brown, Arielle N
Address	40 Bay Ln	58 Temple Dr	114 Temple Dr	330 Lydia Ln	86 Cayuga Rd	57 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	103	202
School Code	143002	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 107	55 x 104	55 x 104	75 x 110	55 x 133	60 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1960 / 0	1962 / 0	1950 / 0	1954 / 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 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	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	992	1088	832	823	988	976
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 504	0 400	0 0	0 0
SFLA	1488	1520	1456	1226	1482	1289
Att/Det Gar Sqft		286	308	432	280	220
Prior Land	$11,700					
Prior Total	$113,100					
Comp Land Estimate	$13,000	$14,000	$14,000	$16,000	$14,000	$16,000
Sale Date		9/24/2020	4/30/2018	6/21/2018	10/5/2020	12/20/2019
Sale Price		$145,000	$140,000	$159,000	$132,000	$143,500
Time Adj Sale Price		$145,000	$154,800	$173,800	$132,000	$145,400
TADJSP/SQFT		$95.39	$106.32	$141.76	$89.07	$112.80
Total Adj Factors	$72,000	$70,600	$72,600	$74,500	$64,100	$72,800
Adjusted Sale Price		$146,400	$154,200	$171,300	$139,900	$144,600
Comparable Estimate	$151,000 ($101.48/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-29	92.14-6-27	92.18-4-28	92.14-7-34	92.14-8-16	92.14-8-23
Owner	Shields, Sharyl	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Rademacher, Michael A	Pettit, Sean
Address	41 Bay Ln	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 105	50 x 105	60 x 134
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 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 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	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	1040	1040	1092	971	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 624	0 400
SFLA	1040	1040	1092	971	1040	1040
Att/Det Gar Sqft	400	528	294	352	294	420
Prior Land	$11,500					
Prior Total	$107,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	10/24/2019	10/16/2019
Sale Price		$150,500	$158,000	$175,000	$167,500	$162,500
Time Adj Sale Price		$150,500	$158,500	$175,000	$170,900	$165,800
TADJSP/SQFT		$144.71	$145.15	$180.23	$164.33	$159.42
Total Adj Factors	$65,800	$64,100	$64,000	$58,500	$63,600	$66,100
Adjusted Sale Price		$152,200	$160,300	$182,300	$173,100	$165,500
Comparable Estimate	$167,000 ($160.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-5	92.14-4-3	92.14-3-15	92.18-4-28	92.14-6-27	92.18-4-60
Owner	Johnson, Michael W	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M
Address	44 Bay Ln	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 107	89 x 122	52 x 129	52 x 104	50 x 105	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1967 / 0	1966 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 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	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 / 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	1234	1220	1176	1092	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 0	0 588	0 0	0 0	0 468
SFLA	1234	1220	1176	1092	1040	1120
Att/Det Gar Sqft	364	280	308	294	528	294
Prior Land	$11,700					
Prior Total	$122,300					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	8/28/2020	3/27/2020
Sale Price		$150,000	$151,500	$158,000	$150,500	$160,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$150,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$145.15	$144.71	$143.84
Total Adj Factors	$73,700	$74,000	$72,700	$64,000	$64,100	$68,800
Adjusted Sale Price		$150,500	$154,000	$168,200	$160,100	$166,000
Comparable Estimate	$160,000 ($129.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-30	92.14-6-27	92.14-4-3	92.18-4-60	92.18-4-28	92.14-3-15
Owner	Melandinidis, Rozana	Zimmerman, Renee K	Carlson, Craig	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J
Address	45 Bay Ln	69 Biscayne Dr	70 Harbour Dr	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	50 x 105	89 x 122	50 x 104	52 x 104	52 x 129
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	1963 / 0	1964 / 0	1962 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	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 / 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	1040	1220	1120	1092	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 468	0 0	0 588
SFLA	1120	1040	1220	1120	1092	1176
Att/Det Gar Sqft	308	528	280	294	294	308
Prior Land	$11,800					
Prior Total	$111,500					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$15,000
Sale Date		8/28/2020	4/24/2020	3/27/2020	5/6/2020	1/24/2020
Sale Price		$150,500	$150,000	$160,000	$158,000	$151,500
Time Adj Sale Price		$150,500	$150,800	$161,100	$158,500	$153,000
TADJSP/SQFT		$144.71	$123.61	$143.84	$145.15	$130.10
Total Adj Factors	$67,400	$64,100	$74,000	$68,800	$64,000	$72,700
Adjusted Sale Price		$153,800	$144,200	$159,700	$161,900	$147,700
Comparable Estimate	$153,000 ($136.61/SFLA)					

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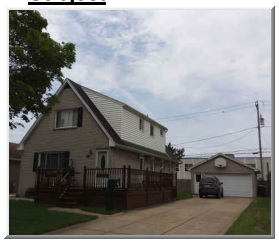
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-6	92.14-5-21	102.12-6-9	102.08-9-2	102.12-6-14	102.12-6-18
Owner	Lazar, Richard D	Elmore, Kristen Viola	Booth, Patricia	Kaur, Amarjit	Webb, Russell E	Bird, Stephen B
Address	48 Bay Ln	230 Crandon Blvd	71 Zoerb Ave	36 Wellington Rd	103 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	111	111	110	110	110	110
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 108	75 x 105	45 x 147	50 x 125	50 x 145	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1961 / 0	1970 / 0	1960 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	2.0	1.7	1.7
Bedrooms	5	5	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1161	1092	1232	1384	1216	980
2nd Sty Area	0	0	0	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 936	0 0	0 0
SFLA	2032	1911	2156	2320	1768	1715
Att/Det Gar Sqft	440		576	528	528	528
Prior Land	$11,700					
Prior Total	$132,000					
Comp Land Estimate	$13,000	$16,000	$16,100	$16,000	$17,200	$17,200
Sale Date		11/1/2019	5/28/2020	11/27/2018	6/10/2019	4/25/2019
Sale Price		$153,000	$185,000	$161,000	$169,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$171,100	$174,700	$171,600
TADJSP/SQFT		$81.42	$86.09	$73.75	$98.81	$100.06
Total Adj Factors	$91,600	$84,600	$97,200	$103,100	$81,900	$80,100
Adjusted Sale Price		$162,600	$180,000	$159,600	$184,400	$183,100
Comparable Estimate	$174,000 ($85.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-31	92.14-6-27	92.14-4-3	92.18-4-60	92.18-4-28	92.14-3-15
Owner	Moranski, Linda K	Zimmerman, Renee K	Carlson, Craig	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J
Address	49 Bay Ln	69 Biscayne Dr	70 Harbour Dr	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	89 x 122	50 x 104	52 x 104	52 x 129
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	1963 / 0	1964 / 0	1962 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	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	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	1120	1040	1220	1120	1092	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 0	0 0	0 468	0 0	0 588
SFLA	1120	1040	1220	1120	1092	1176
Att/Det Gar Sqft	308	528	280	294	294	308
Prior Land	$11,500					
Prior Total	$113,400					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$15,000
Sale Date		8/28/2020	4/24/2020	3/27/2020	5/6/2020	1/24/2020
Sale Price		$150,500	$150,000	$160,000	$158,000	$151,500
Time Adj Sale Price		$150,500	$150,800	$161,100	$158,500	$153,000
TADJSP/SQFT		$144.71	$123.61	$143.84	$145.15	$130.10
Total Adj Factors	$69,500	$64,100	$74,000	$68,800	$64,000	$72,700
Adjusted Sale Price		$155,900	$146,300	$161,800	$164,000	$149,800
Comparable Estimate	$156,000 ($139.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-7	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-28	92.18-5-38
Owner	Hamberger, Mark J	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Zygmunt, Jessica D	White, Kristie M
Address	52 Bay Ln	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	235 Poinciana Pkwy	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 108	89 x 122	52 x 129	50 x 105	52 x 104	50 x 104
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	1966 / 0	1964 / 0	1967 / 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	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 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	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	1243	1220	1176	1040	1092	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 588	0 0	0 0	0 0
SFLA	1243	1220	1176	1040	1092	1268
Att/Det Gar Sqft	308	280	308	528	294	308
Prior Land	$11,700					
Prior Total	$122,010					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	5/6/2020	11/12/2019
Sale Price		$150,000	$151,500	$150,500	$158,000	$178,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$158,500	$181,000
TADJSP/SQFT		$123.61	$130.10	$144.71	$145.15	$142.74
Total Adj Factors	$75,900	$74,000	$72,700	$64,100	$64,000	$73,700
Adjusted Sale Price		$152,700	$156,200	$162,300	$170,400	$183,200
Comparable Estimate	$165,000 ($132.74/SFLA)					

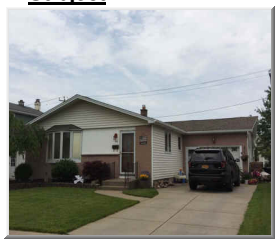
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-32	92.14-4-3	92.14-6-27	92.18-4-28	92.18-4-60	92.14-3-15
Owner	Stoddard , Shawn Robe	Carlson, Craig	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M	Gorny, Matthew J
Address	53 Bay Ln	70 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	50 x 105	52 x 104	50 x 104	52 x 129
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	1965 / 0	1964 / 0	1963 / 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	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1220	1040	1092	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 348	0 0	0 0	0 0	0 468	0 588
SFLA	1120	1220	1040	1092	1120	1176
Att/Det Gar Sqft	308	280	528	294	294	308
Prior Land	$11,500					
Prior Total	$111,800					
Comp Land Estimate	$13,000	$18,000	$13,000	$13,000	$13,000	$15,000
Sale Date		4/24/2020	8/28/2020	5/6/2020	3/27/2020	1/24/2020
Sale Price		$150,000	$150,500	$158,000	$160,000	$151,500
Time Adj Sale Price		$150,800	$150,500	$158,500	$161,100	$153,000
TADJSP/SQFT		$123.61	$144.71	$145.15	$143.84	$130.10
Total Adj Factors	$69,700	$74,000	$64,100	$64,000	$68,800	$72,700
Adjusted Sale Price		$146,500	$156,100	$164,200	$162,000	$150,000
Comparable Estimate	$156,000 ($139.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-8	92.14-5-21	102.12-6-9	102.12-6-14	102.08-9-2	102.12-6-18
Owner	Klein, Frank	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Kaur, Amarjit	Bird, Stephen B
Address	54 Bay Ln	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	36 Wellington Rd	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	111	111	110	110	110	110
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 108	75 x 105	45 x 147	50 x 145	50 x 125	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1961 / 0	1960 / 0	1970 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	5	4	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	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1118	1092	1232	1216	1384	980
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	1957	1911	2156	1768	2320	1715
Att/Det Gar Sqft	484		576	528	528	528
Prior Land	$12,900					
Prior Total	$133,200					
Comp Land Estimate	$15,000	$16,000	$16,100	$17,200	$16,000	$17,200
Sale Date		11/1/2019	5/28/2020	6/10/2019	11/27/2018	4/25/2019
Sale Price		$153,000	$185,000	$169,000	$161,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,100	$171,600
TADJSP/SQFT		$81.42	$86.09	$98.81	$73.75	$100.06
Total Adj Factors	$90,300	$84,600	$97,200	$81,900	$103,100	$80,100
Adjusted Sale Price		$161,300	$178,700	$183,100	$158,300	$181,800
Comparable Estimate	$173,000 ($88.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-33	92.14-6-27	92.18-4-28	92.14-4-3	92.18-4-60	92.14-3-15
Owner	Forman, Rita J	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Rogers, Scott M	Gorny, Matthew J
Address	57 Bay Ln	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 104	52 x 129
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1091	1040	1092	1220	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 588
SFLA	1091	1040	1092	1220	1120	1176
Att/Det Gar Sqft	440	528	294	280	294	308
Prior Land	$11,500					
Prior Total	$110,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$15,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	3/27/2020	1/24/2020
Sale Price		$150,500	$158,000	$150,000	$160,000	$151,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$161,100	$153,000
TADJSP/SQFT		$144.71	$145.15	$123.61	$143.84	$130.10
Total Adj Factors	$69,200	$64,100	$64,000	$74,000	$68,800	$72,700
Adjusted Sale Price		$155,600	$163,700	$146,000	$161,500	$149,500
Comparable Estimate	$155,000 ($142.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-9	92.18-6-40	102.08-1-21	113.42-6-22	91.06-8-8	125.10-14-26
Owner	Eisenhauer, Jennifer M	Snyder, Reece R	Rai, Gita	Shepard, Joseph	Wagar, Kyle D	Siciliano, Sara J
Address	60 Bay Ln	294 Lydia Ln	135 Seminole Pkwy	64 Fairelm Ln	174 Heather Rd	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	122	102	126
School Code	143002	143002	143002	143001	143003	146801
Site No.	1	1	1	1	1	1
Land Size	52 x 108	50 x 130	61 x 136	53 x 100	52 x 101	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1955 / 0	1966 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	6	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1834	1309	1028	1336	849	1066
2nd Sty Area	841	759	578	704	420	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 1200	0 0	0 0
SFLA	2675	2068	1606	2040	1269	1586
Att/Det Gar Sqft	322	440	280	308	330	484
Prior Land	$12,000					
Prior Total	$149,400					
Comp Land Estimate	$13,000	$14,000	$19,000	$15,700	$14,700	$19,600
Sale Date		9/1/2020	5/11/2018	5/11/2020	7/25/2019	6/18/2018
Sale Price		$230,000	$178,001	$175,000	$111,111	$177,706
Time Adj Sale Price		$230,000	$195,700	$175,600	$114,500	$194,300
TADJSP/SQFT		$111.22	$121.86	$86.08	$90.23	$122.51
Total Adj Factors	$109,000	$95,900	$82,800	$107,300	$23,800	$82,500
Adjusted Sale Price		$243,100	$221,900	$177,300	$199,700	$220,800
Comparable Estimate	$213,000 ($79.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-34	92.14-4-3	92.14-6-27	92.18-4-28	92.18-4-60	92.14-3-15
Owner	Melanie D'Andrea 2018	Carlson, Craig	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M	Gorny, Matthew J
Address	61 Bay Ln	70 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	50 x 105	52 x 104	50 x 104	52 x 129
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	1965 / 0	1964 / 0	1963 / 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	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1120	1220	1040	1092	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 588
SFLA	1120	1220	1040	1092	1120	1176
Att/Det Gar Sqft	308	280	528	294	294	308
Prior Land	$11,500					
Prior Total	$107,000					
Comp Land Estimate	$13,000	$18,000	$13,000	$13,000	$13,000	$15,000
Sale Date		4/24/2020	8/28/2020	5/6/2020	3/27/2020	1/24/2020
Sale Price		$150,000	$150,500	$158,000	$160,000	$151,500
Time Adj Sale Price		$150,800	$150,500	$158,500	$161,100	$153,000
TADJSP/SQFT		$123.61	$144.71	$145.15	$143.84	$130.10
Total Adj Factors	$65,300	$74,000	$64,100	$64,000	$68,800	$72,700
Adjusted Sale Price		$142,100	$151,700	$159,800	$157,600	$145,600
Comparable Estimate	$151,000 ($134.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-10	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-28	92.18-4-60
Owner	Alessi, Donna M	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M
Address	64 Bay Ln	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 109	89 x 122	52 x 129	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1964 / 0	1967 / 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	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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1160	1220	1176	1040	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 0	0 468
SFLA	1160	1220	1176	1040	1092	1120
Att/Det Gar Sqft	280	280	308	528	294	294
Prior Land	$12,400					
Prior Total	$116,100					
Comp Land Estimate	$14,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$151,500	$150,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$158,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$144.71	$145.15	$143.84
Total Adj Factors	$70,100	$74,000	$72,700	$64,100	$64,000	$68,800
Adjusted Sale Price		$146,900	$150,400	$156,500	$164,600	$162,400
Comparable Estimate	$156,000 ($134.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-1	92.14-4-3	92.14-3-15	92.14-6-27	92.18-5-38	92.18-11-23
Owner	Nowak, John G	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	White, Kristie M	Strychalski, Timothy
Address	65 Bay Ln	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	216 Diane Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 105	89 x 122	52 x 129	50 x 105	50 x 104	65 x 104
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1967 / 0	1963 / 0	1964 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 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	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	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1268	1220	1176	1040	1268	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 0	0 438
SFLA	1268	1220	1176	1040	1268	1316
Att/Det Gar Sqft	374	280	308	528	308	484
Prior Land	$15,000					
Prior Total	$126,500					
Comp Land Estimate	$16,000	$18,000	$15,000	$13,000	$13,000	$15,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	11/12/2019	8/31/2020
Sale Price		$150,000	$151,500	$150,500	$178,000	$192,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$181,000	$192,000
TADJSP/SQFT		$123.61	$130.10	$144.71	$142.74	$145.90
Total Adj Factors	$77,800	$74,000	$72,700	$64,100	$73,700	$80,800
Adjusted Sale Price		$154,600	$158,100	$164,200	$185,100	$189,000
Comparable Estimate	$170,000 ($134.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-1-11	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-28	92.18-4-60
Owner	Peperone , Nicholas C	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M
Address	68 Bay Ln	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 111	89 x 122	52 x 129	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1967 / 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	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1176	1220	1176	1040	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 0	0 468
SFLA	1176	1220	1176	1040	1092	1120
Att/Det Gar Sqft	308	280	308	528	294	294
Prior Land	$12,500					
Prior Total	$114,600					
Comp Land Estimate	$14,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$151,500	$150,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$158,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$144.71	$145.15	$143.84
Total Adj Factors	$68,500	$74,000	$72,700	$64,100	$64,000	$68,800
Adjusted Sale Price		$145,300	$148,800	$154,900	$163,000	$160,800
Comparable Estimate	$155,000 ($131.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-34	92.14-7-34	92.14-7-18	92.14-6-27	92.14-6-7	92.18-4-28
Owner	Knapp, Christopher L	Cielinski, Timothy A	Beutler, Michael R	Zimmerman, Renee K	Garcia, Aracelys	Zygmunt, Jessica D
Address	11 Biscayne Dr	57 Royal Palm Dr	58 Satinwood Dr	69 Biscayne Dr	46 Royal Palm Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 105	55 x 105	50 x 105	50 x 105	52 x 104
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	1964 / 0	1966 / 0	1963 / 0	1963 / 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 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	2	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	960	971	971	1040	936	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 0
SFLA	960	971	971	1040	936	1092
Att/Det Gar Sqft	364	352	528	528	352	294
Prior Land	$11,500					
Prior Total	$87,600					
Comp Land Estimate	$13,000	$13,000	$14,000	$13,000	$13,000	$13,000
Sale Date		10/13/2020	12/18/2019	8/28/2020	12/23/2019	5/6/2020
Sale Price		$175,000	$132,000	$150,500	$145,000	$158,000
Time Adj Sale Price		$175,000	$133,800	$150,500	$146,900	$158,500
TADJSP/SQFT		$180.23	$137.80	$144.71	$156.94	$145.15
Total Adj Factors	$58,800	$58,500	$62,400	$64,100	$57,500	$64,000
Adjusted Sale Price		$175,300	$130,200	$145,200	$148,200	$153,300
Comparable Estimate	$150,000 ($156.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-20	92.18-4-28	92.14-6-27	92.18-4-60	92.14-8-23	92.18-5-46
Owner	Duke , Christopher J	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Pettit, Sean	Reinbold, Matthew G
Address	12 Biscayne Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	41 Satinwood Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 104	50 x 105	50 x 104	60 x 134	50 x 104
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	1962 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	2	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	1092	1040	1120	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 400	0 0
SFLA	1072	1092	1040	1120	1040	1040
Att/Det Gar Sqft	330	294	528	294	420	440
Prior Land	$12,100					
Prior Total	$98,100					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	10/16/2019	12/17/2019
Sale Price		$158,000	$150,500	$160,000	$162,500	$163,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$165,800	$165,700
TADJSP/SQFT		$145.15	$144.71	$143.84	$159.42	$159.33
Total Adj Factors	$65,200	$64,000	$64,100	$68,800	$66,100	$65,200
Adjusted Sale Price		$159,700	$151,600	$157,500	$164,900	$165,700
Comparable Estimate	$160,000 ($149.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-33	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.14-8-23
Owner	Glassford, Scott	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Pettit, Sean
Address	15 Biscayne Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 105	50 x 104	89 x 122	60 x 134
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	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 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 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 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	1120	1092	1040	1120	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 373	0 0	0 0	0 468	0 0	0 400
SFLA	1120	1092	1040	1120	1220	1040
Att/Det Gar Sqft	406	294	528	294	280	420
Prior Land	$11,500					
Prior Total	$105,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$16,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	10/16/2019
Sale Price		$158,000	$150,500	$160,000	$150,000	$162,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$165,800
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$159.42
Total Adj Factors	$67,100	$64,000	$64,100	$68,800	$74,000	$66,100
Adjusted Sale Price		$161,600	$153,500	$159,400	$143,900	$166,800
Comparable Estimate	$157,000 ($140.18/SFLA)					

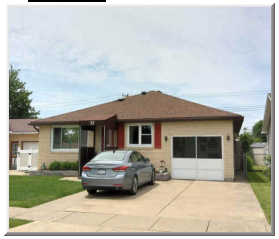
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-19	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.18-3-31
Owner	Chudoba, Jeffrey	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Bryan, Janine N
Address	16 Biscayne Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 105	50 x 104	89 x 122	71 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1092	1040	1120	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 0	0 468	0 0	0 300
SFLA	1120	1092	1040	1120	1220	1120
Att/Det Gar Sqft	352	294	528	294	280	308
Prior Land	$11,500					
Prior Total	$107,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	5/29/2019
Sale Price		$158,000	$150,500	$160,000	$150,000	$140,000
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$145,200
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$129.64
Total Adj Factors	$67,900	$64,000	$64,100	$68,800	$74,000	$71,300
Adjusted Sale Price		$162,400	$154,300	$160,200	$144,700	$141,800
Comparable Estimate	$153,000 ($136.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-18	92.18-4-28	92.14-4-3	92.14-6-27	92.18-4-60	92.14-3-15
Owner	Eisman, Carol A	Zygmunt, Jessica D	Carlson, Craig	Zimmerman, Renee K	Rogers, Scott M	Gorny, Matthew J
Address	20 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	69 Biscayne Dr	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 104	89 x 122	50 x 105	50 x 104	52 x 129
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	1964 / 0	1966 / 0	1964 / 0	1963 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	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 / 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	1144	1092	1220	1040	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 0	0 468	0 588
SFLA	1144	1092	1220	1040	1120	1176
Att/Det Gar Sqft	418	294	280	528	294	308
Prior Land	$12,100					
Prior Total	$117,000					
Comp Land Estimate	$14,000	$13,000	$18,000	$13,000	$13,000	$15,000
Sale Date		5/6/2020	4/24/2020	8/28/2020	3/27/2020	1/24/2020
Sale Price		$158,000	$150,000	$150,500	$160,000	$151,500
Time Adj Sale Price		$158,500	$150,800	$150,500	$161,100	$153,000
TADJSP/SQFT		$145.15	$123.61	$144.71	$143.84	$130.10
Total Adj Factors	$71,000	$64,000	$74,000	$64,100	$68,800	$72,700
Adjusted Sale Price		$165,500	$147,800	$157,400	$163,300	$151,300
Comparable Estimate	$157,000 ($137.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-17	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.18-3-31
Owner	Schwartz , Earl J	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Bryan, Janine N
Address	24 Biscayne Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	52 x 104	50 x 105	50 x 104	89 x 122	71 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1092	1040	1120	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 0	0 0	0 468	0 0	0 300
SFLA	1120	1092	1040	1120	1220	1120
Att/Det Gar Sqft	440	294	528	294	280	308
Prior Land	$11,800					
Prior Total	$109,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	5/29/2019
Sale Price		$158,000	$150,500	$160,000	$150,000	$140,000
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$145,200
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$129.64
Total Adj Factors	$69,100	$64,000	$64,100	$68,800	$74,000	$71,300
Adjusted Sale Price		$163,600	$155,500	$161,400	$145,900	$143,000
Comparable Estimate	$154,000 ($137.5/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-16	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.18-3-31
Owner	Gildner, Donna M	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Bryan, Janine N
Address	28 Biscayne Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 105	50 x 104	89 x 122	71 x 105
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	1964 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1092	1040	1120	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 300
SFLA	1120	1092	1040	1120	1220	1120
Att/Det Gar Sqft	280	294	528	294	280	308
Prior Land	$11,500					
Prior Total	$104,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	5/29/2019
Sale Price		$158,000	$150,500	$160,000	$150,000	$140,000
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$145,200
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$129.64
Total Adj Factors	$63,500	$64,000	$64,100	$68,800	$74,000	$71,300
Adjusted Sale Price		$158,000	$149,900	$155,800	$140,300	$137,400
Comparable Estimate	$148,000 ($132.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-15	92.14-6-27	92.18-4-28	92.18-4-60	92.14-4-3	92.18-3-31
Owner	Carveth, Russell	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M	Carlson, Craig	Bryan, Janine N
Address	32 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr	70 Harbour Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 104	89 x 122	71 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1040	1092	1120	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 468	0 0	0 300
SFLA	1120	1040	1092	1120	1220	1120
Att/Det Gar Sqft	480 528	528	294	294	280	308
Prior Land	$11,500					
Prior Total	$115,370					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		8/28/2020	5/6/2020	3/27/2020	4/24/2020	5/29/2019
Sale Price		$150,500	$158,000	$160,000	$150,000	$140,000
Time Adj Sale Price		$150,500	$158,500	$161,100	$150,800	$145,200
TADJSP/SQFT		$144.71	$145.15	$143.84	$123.61	$129.64
Total Adj Factors	$77,900	$64,100	$64,000	$68,800	$74,000	$71,300
Adjusted Sale Price		$164,300	$172,400	$170,200	$154,700	$151,800
Comparable Estimate	$163,000 ($145.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.14-5-14	103.05-13-9	103.09-11-27	92.18-15-43	103.09-7-10	103.09-10-23
Owner	Williams, Jon M	Martinez, Rebecka	Lis, Jesse J	Heater, Robin A	Mager, Sila	Krech, Kevin D
Address	36 Biscayne Dr	29 Lucy Ln	19 Nassau Ln	288 Enez Dr	14 Panama Ln	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	111	110	110	202	110	110
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	50 x 115	52 x 120	64 x 110	52 x 128	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	1963 / 0	1961 / 0	1966 / 0	1965 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 250	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	3 Hot wtr/stm Yes	2 Hot air 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	3	3	3	4	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	4 Full 0	4 Full 1	3 Partial 0
1st Sty Area	1202	1104	1254	1479	1210	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	250 0	306 224	216 0	416 0	270 0	408 0
SFLA	1452	1410	1470	1895	1480	1512
Att/Det Gar Sqft		440	748	380		280
Prior Land	$11,800					
Prior Total	$101,200					
Comp Land Estimate	$13,000	$15,400	$16,000	$16,000	$16,600	$17,400
Sale Date		6/11/2020	10/9/2020	5/2/2019	10/22/2019	3/3/2020
Sale Price		$179,900	$220,000	$149,000	$164,900	$160,000
Time Adj Sale Price		$180,200	$220,000	$154,500	$168,200	$161,100
TADJSP/SQFT		$127.80	$149.66	$81.53	$113.65	$106.55
Total Adj Factors	$73,300	$72,000	$90,000	$81,700	$74,800	$76,200
Adjusted Sale Price		$181,500	$203,300	$146,100	$166,700	$158,200
Comparable Estimate	$171,000 ($117.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-19	92.14-6-27	92.18-4-28	92.14-8-23	92.14-8-16	92.14-7-34
Owner	Maly, Anthony J	Zimmerman, Renee K	Zygmunt, Jessica D	Pettit, Sean	Rademacher, Michael A	Cielinski, Timothy A
Address	37 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	41 Satinwood Dr	69 Satinwood Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	60 x 134	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 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 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	1091	1040	1092	1040	1040	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 400	0 624	0 0
SFLA	1091	1040	1092	1040	1040	971
Att/Det Gar Sqft	352	528	294	420	294	352
Prior Land	$11,500					
Prior Total	$109,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$16,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/16/2019	10/24/2019	10/13/2020
Sale Price		$150,500	$158,000	$162,500	$167,500	$175,000
Time Adj Sale Price		$150,500	$158,500	$165,800	$170,900	$175,000
TADJSP/SQFT		$144.71	$145.15	$159.42	$164.33	$180.23
Total Adj Factors	$58,600	$64,100	$64,000	$66,100	$63,600	$58,500
Adjusted Sale Price		$145,000	$153,100	$158,300	$165,900	$175,100
Comparable Estimate	$159,000 ($145.74/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-13	92.14-6-27	92.18-4-28	92.14-4-3	92.18-4-60	92.14-7-34
Owner	Casheba, Walter J	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Rogers, Scott M	Cielinski, Timothy A
Address	40 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	154 Temple Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 104	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1964 / 0	1962 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1092	1220	1120	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 0
SFLA	1120	1040	1092	1220	1120	971
Att/Det Gar Sqft	484	528	294	280	294	352
Prior Land	$11,500					
Prior Total	$109,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	3/27/2020	10/13/2020
Sale Price		$150,500	$158,000	$150,000	$160,000	$175,000
Time Adj Sale Price		$150,500	$158,500	$150,800	$161,100	$175,000
TADJSP/SQFT		$144.71	$145.15	$123.61	$143.84	$180.23
Total Adj Factors	$66,400	$64,100	$64,000	$74,000	$68,800	$58,500
Adjusted Sale Price		$152,800	$160,900	$143,200	$158,700	$182,900
Comparable Estimate	$160,000 ($142.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-20	92.14-6-27	92.14-7-34	92.14-7-18	92.14-6-7	92.14-8-23
Owner	Czapla, Denea L	Zimmerman, Renee K	Cielinski, Timothy A	Beutler, Michael R	Garcia, Aracelys	Pettit, Sean
Address	41 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	58 Satinwood Dr	46 Royal Palm Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	50 x 105	55 x 105	50 x 105	60 x 134
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	1963 / 0	1963 / 0	1964 / 0	1966 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	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	1004	1040	971	971	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 0	0 300	0 400
SFLA	1004	1040	971	971	936	1040
Att/Det Gar Sqft	280	528	352	528	352	420
Prior Land	$12,100					
Prior Total	$96,300					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$16,000
Sale Date		8/28/2020	10/13/2020	12/18/2019	12/23/2019	10/16/2019
Sale Price		$150,500	$175,000	$132,000	$145,000	$162,500
Time Adj Sale Price		$150,500	$175,000	$133,800	$146,900	$165,800
TADJSP/SQFT		$144.71	$180.23	$137.80	$156.94	$159.42
Total Adj Factors	$61,900	$64,100	$58,500	$62,400	$57,500	$66,100
Adjusted Sale Price		$148,300	$178,400	$133,300	$151,300	$161,600
Comparable Estimate	$155,000 ($154.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-12	92.14-6-27	92.18-4-28	92.14-4-3	92.18-4-60	92.14-7-34
Owner	Norton, Naomi S	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Rogers, Scott M	Cielinski, Timothy A
Address	44 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	154 Temple Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 104	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1966 / 0	1964 / 0	1962 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1092	1220	1120	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 334	0 0	0 0	0 0	0 468	0 0
SFLA	1120	1040	1092	1220	1120	971
Att/Det Gar Sqft		528	294	280	294	352
Prior Land	$11,500					
Prior Total	$105,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	3/27/2020	10/13/2020
Sale Price		$150,500	$158,000	$150,000	$160,000	$175,000
Time Adj Sale Price		$150,500	$158,500	$150,800	$161,100	$175,000
TADJSP/SQFT		$144.71	$145.15	$123.61	$143.84	$180.23
Total Adj Factors	$63,200	$64,100	$64,000	$74,000	$68,800	$58,500
Adjusted Sale Price		$149,600	$157,700	$140,000	$155,500	$179,700
Comparable Estimate	$157,000 ($140.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-21	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Bixby Robert J	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	45 Biscayne Dr	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	143002	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	6	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1309	1028	849	1336	1066
2nd Sty Area	525	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 400	0 758	0 300	0 0	0 1200	0 0
SFLA	1600	2068	1606	1269	2040	1586
Att/Det Gar Sqft	264	440	280	330	308	484
Prior Land	$11,500					
Prior Total	$118,700					
Comp Land Estimate	$13,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$81,600	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$215,700	$194,500	$172,300	$149,900	$193,400
Comparable Estimate	$185,000 ($115.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-11	92.14-4-3	92.14-6-27	92.14-3-15	92.18-4-28	92.18-4-60
Owner	Howard, Andrea	Carlson, Craig	Zimmerman, Renee K	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M
Address	48 Biscayne Dr	70 Harbour Dr	69 Biscayne Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	89 x 122	50 x 105	52 x 129	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1963 / 0	1967 / 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 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 Yes
Fireplace/Ingrd Pool	1 / 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 / 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	1180	1220	1040	1176	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 588	0 0	0 468
SFLA	1180	1220	1040	1176	1092	1120
Att/Det Gar Sqft	440	280	528	308	294	294
Prior Land	$11,800					
Prior Total	$114,700					
Comp Land Estimate	$13,000	$18,000	$13,000	$15,000	$13,000	$13,000
Sale Date		4/24/2020	8/28/2020	1/24/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$150,500	$151,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$150,500	$153,000	$158,500	$161,100
TADJSP/SQFT		$123.61	$144.71	$130.10	$145.15	$143.84
Total Adj Factors	$70,700	$74,000	$64,100	$72,700	$64,000	$68,800
Adjusted Sale Price		$147,500	$157,100	$151,000	$165,200	$163,000
Comparable Estimate	$157,000 ($133.05/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	92.14-6-22	92.14-6-27	92.18-4-28	92.14-7-34	92.14-4-3	92.14-8-16
Owner	Lobaugh, Stacy	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Carlson, Craig	Rademacher, Michael A
Address	49 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	70 Harbour Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	50 x 105	89 x 122	50 x 105
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	1963 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1095	1040	1092	971	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1095	1040	1092	971	1220	1040
Att/Det Gar Sqft	280	528	294	352	280	294
Prior Land	$12,100					
Prior Total	$105,500					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$18,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	4/24/2020	10/24/2019
Sale Price		$150,500	$158,000	$175,000	$150,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$175,000	$150,800	$170,900
TADJSP/SQFT		$144.71	$145.15	$180.23	$123.61	$164.33
Total Adj Factors	$65,200	$64,100	$64,000	$58,500	$74,000	$63,600
Adjusted Sale Price		$151,600	$159,700	$181,700	$142,000	$172,500
Comparable Estimate	$162,000 ($147.95/SFLA)					

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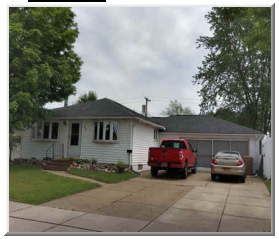
Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-10	92.14-6-27	92.14-4-3	92.18-4-28	92.18-4-60	92.14-7-34
Owner	Warcholak, Richard V	Zimmerman, Renee K	Carlson, Craig	Zygmunt, Jessica D	Rogers, Scott M	Cielinski, Timothy A
Address	52 Biscayne Dr	69 Biscayne Dr	70 Harbour Dr	235 Poinciana Pkwy	154 Temple Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	89 x 122	52 x 104	50 x 104	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 0	1966 / 0	1962 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	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	1120	1040	1220	1092	1120	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 0
SFLA	1120	1040	1220	1092	1120	971
Att/Det Gar Sqft	280	528	280	294	294	352
Prior Land	$11,500					
Prior Total	$107,000					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	4/24/2020	5/6/2020	3/27/2020	10/13/2020
Sale Price		$150,500	$150,000	$158,000	$160,000	$175,000
Time Adj Sale Price		$150,500	$150,800	$158,500	$161,100	$175,000
TADJSP/SQFT		$144.71	$123.61	$145.15	$143.84	$180.23
Total Adj Factors	$64,900	$64,100	$74,000	$64,000	$68,800	$58,500
Adjusted Sale Price		$151,300	$141,700	$159,400	$157,200	$181,400
Comparable Estimate	$158,000 ($141.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-9	92.14-6-27	92.18-4-28	92.14-7-34	92.14-8-16	92.14-8-23
Owner	Fridmann, Brandon M	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Rademacher, Michael A	Pettit, Sean
Address	56 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 105	50 x 105	60 x 134
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	1967 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 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 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	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	1062	1040	1092	971	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 624	0 400
SFLA	1062	1040	1092	971	1040	1040
Att/Det Gar Sqft		528	294	352	294	420
Prior Land	$11,500					
Prior Total	$98,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	10/24/2019	10/16/2019
Sale Price		$150,500	$158,000	$175,000	$167,500	$162,500
Time Adj Sale Price		$150,500	$158,500	$175,000	$170,900	$165,800
TADJSP/SQFT		$144.71	$145.15	$180.23	$164.33	$159.42
Total Adj Factors	$57,700	$64,100	$64,000	$58,500	$63,600	$66,100
Adjusted Sale Price		$144,100	$152,200	$174,200	$165,000	$157,400
Comparable Estimate	$159,000 ($149.72/SFLA)					

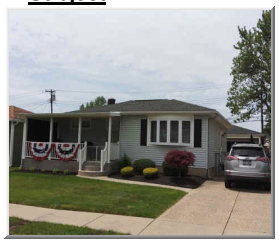
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-23.1	92.14-6-27	92.14-7-34	92.18-4-28	92.14-8-16	92.14-8-23
Owner	Schuler, Daniel C	Zimmerman, Renee K	Cielinski, Timothy A	Zygmunt, Jessica D	Rademacher, Michael A	Pettit, Sean
Address	57 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	235 Poinciana Pkwy	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	110 x 105	50 x 105	50 x 105	52 x 104	50 x 105	60 x 134
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	1963 / 0	1963 / 0	1964 / 0	1966 / 0	1965 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1064	1040	971	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 624	0 400
SFLA	1064	1040	971	1092	1040	1040
Att/Det Gar Sqft	624	528	352	294	294	420
Prior Land	$18,500					
Prior Total	$124,000					
Comp Land Estimate	$19,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		8/28/2020	10/13/2020	5/6/2020	10/24/2019	10/16/2019
Sale Price		$150,500	$175,000	$158,000	$167,500	$162,500
Time Adj Sale Price		$150,500	$175,000	$158,500	$170,900	$165,800
TADJSP/SQFT		$144.71	$180.23	$145.15	$164.33	$159.42
Total Adj Factors	$75,300	$64,100	$58,500	$64,000	$63,600	$66,100
Adjusted Sale Price		$161,700	$191,800	$169,800	$182,600	$175,000
Comparable Estimate	$176,000 ($165.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-8	92.14-6-27	92.14-7-34	92.18-4-28	92.14-4-3	92.14-8-16
Owner	Maslowski , Russell	Zimmerman, Renee K	Cielinski, Timothy A	Zygmunt, Jessica D	Carlson, Craig	Rademacher, Michael A
Address	60 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	235 Poinciana Pkwy	70 Harbour Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	50 x 105	50 x 105	52 x 104	89 x 122	50 x 105
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	1964 / 0	1963 / 0	1964 / 0	1966 / 0	1964 / 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 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 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	1066	1040	971	1092	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1066	1040	971	1092	1220	1040
Att/Det Gar Sqft	280	528	352	294	280	294
Prior Land	$11,800					
Prior Total	$102,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$13,000
Sale Date		8/28/2020	10/13/2020	5/6/2020	4/24/2020	10/24/2019
Sale Price		$150,500	$175,000	$158,000	$150,000	$167,500
Time Adj Sale Price		$150,500	$175,000	$158,500	$150,800	$170,900
TADJSP/SQFT		$144.71	$180.23	$145.15	$123.61	$164.33
Total Adj Factors	$61,300	$64,100	$58,500	$64,000	$74,000	$63,600
Adjusted Sale Price		$147,700	$177,800	$155,800	$138,100	$168,600
Comparable Estimate	$158,000 ($148.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-25	92.14-6-27	92.14-4-3	92.18-4-28	92.14-7-34	92.18-4-60
Owner	Nickerson, Mark A	Zimmerman, Renee K	Carlson, Craig	Zygmunt, Jessica D	Cielinski, Timothy A	Rogers, Scott M
Address	61 Biscayne Dr	69 Biscayne Dr	70 Harbour Dr	235 Poinciana Pkwy	57 Royal Palm Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	89 x 122	52 x 104	50 x 105	50 x 104
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	1963 / 0	1963 / 0	1964 / 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	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	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	1114	1040	1220	1092	971	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 468
SFLA	1114	1040	1220	1092	971	1120
Att/Det Gar Sqft	440	528	280	294	352	294
Prior Land	$11,500					
Prior Total	$116,200					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	4/24/2020	5/6/2020	10/13/2020	3/27/2020
Sale Price		$150,500	$150,000	$158,000	$175,000	$160,000
Time Adj Sale Price		$150,500	$150,800	$158,500	$175,000	$161,100
TADJSP/SQFT		$144.71	$123.61	$145.15	$180.23	$143.84
Total Adj Factors	$65,200	$64,100	$74,000	$64,000	$58,500	$68,800
Adjusted Sale Price		$151,600	$142,000	$159,700	$181,700	$157,500
Comparable Estimate	$159,000 ($142.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-7	92.14-6-27	92.18-4-28	92.14-4-3	92.14-7-34	92.14-8-16
Owner	Jaskier Michael A	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Cielinski, Timothy A	Rademacher, Michael A
Address	64 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	57 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 105	50 x 105
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	1964 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1092	1220	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1088	1040	1092	1220	971	1040
Att/Det Gar Sqft	350	528	294	280	352	294
Prior Land	$11,500					
Prior Total	$105,400					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	10/13/2020	10/24/2019
Sale Price		$150,500	$158,000	$150,000	$175,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$175,000	$170,900
TADJSP/SQFT		$144.71	$145.15	$123.61	$180.23	$164.33
Total Adj Factors	$63,900	$64,100	$64,000	$74,000	$58,500	$63,600
Adjusted Sale Price		$150,300	$158,400	$140,700	$180,400	$171,200
Comparable Estimate	$160,000 ($147.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-26	92.14-6-27	92.18-4-28	92.14-7-34	92.14-4-3	92.14-8-16
Owner	Zimmerman, David T	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Carlson, Craig	Rademacher, Michael A
Address	65 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	70 Harbour Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 105	89 x 122	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 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 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	1091	1040	1092	971	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1091	1040	1092	971	1220	1040
Att/Det Gar Sqft	378	528	294	352	280	294
Prior Land	$11,500					
Prior Total	$106,400					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	4/24/2020	10/24/2019
Sale Price		$150,500	$158,000	$175,000	$150,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$175,000	$150,800	$170,900
TADJSP/SQFT		$144.71	$145.15	$180.23	$123.61	$164.33
Total Adj Factors	$64,800	$64,100	$64,000	$58,500	$74,000	$63,600
Adjusted Sale Price		$151,200	$159,300	$181,300	$141,600	$172,100
Comparable Estimate	$161,000 ($147.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-6	92.14-6-7	92.14-7-34	92.14-6-27	92.14-7-18	92.18-7-51
Owner	McQuade James N	Garcia, Aracelys	Cielinski, Timothy A	Zimmerman, Renee K	Beutler, Michael R	Stock, Kimberly L
Address	68 Biscayne Dr	46 Royal Palm Dr	57 Royal Palm Dr	69 Biscayne Dr	58 Satinwood Dr	276 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	50 x 105	55 x 105	50 x 130
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	1964 / 0	1963 / 0	1964 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	844	936	971	1040	971	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	844	936	971	1040	971	864
Att/Det Gar Sqft	440	352	352	528	528	400
Prior Land	$11,500					
Prior Total	$88,100					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$14,000
Sale Date		12/23/2019	10/13/2020	8/28/2020	12/18/2019	5/7/2020
Sale Price		$145,000	$175,000	$150,500	$132,000	$141,000
Time Adj Sale Price		$146,900	$175,000	$150,500	$133,800	$141,500
TADJSP/SQFT		$156.94	$180.23	$144.71	$137.80	$163.77
Total Adj Factors	$54,400	$57,500	$58,500	$64,100	$62,400	$55,200
Adjusted Sale Price		$143,800	$170,900	$140,800	$125,800	$140,700
Comparable Estimate	$144,000 ($170.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-27	92.14-6-27	92.14-7-34	92.14-8-16	92.14-6-7	92.14-8-23
Owner	Zimmerman, Renee K	Zimmerman, Renee K	Cielinski, Timothy A	Rademacher, Michael A	Garcia, Aracelys	Pettit, Sean
Address	69 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	69 Satinwood Dr	46 Royal Palm Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	50 x 105	50 x 105	60 x 134
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	1963 / 0	1963 / 0	1964 / 0	1965 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	971	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 624	0 300	0 400
SFLA	1040	1040	971	1040	936	1040
Att/Det Gar Sqft	528	528	352	294	352	420
Prior Land	$11,500					
Prior Total	$99,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		8/28/2020	10/13/2020	10/24/2019	12/23/2019	10/16/2019
Sale Price		$150,500	$175,000	$167,500	$145,000	$162,500
Time Adj Sale Price		$150,500	$175,000	$170,900	$146,900	$165,800
TADJSP/SQFT		$144.71	$180.23	$164.33	$156.94	$159.42
Total Adj Factors	$64,100	$64,100	$58,500	$63,600	$57,500	$66,100
Adjusted Sale Price		$150,500	$180,600	$171,400	$153,500	$163,800
Comparable Estimate	$164,000 ($157.69/SFLA)					

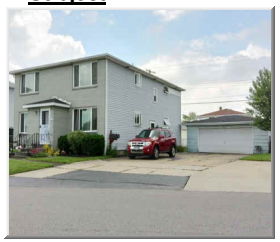
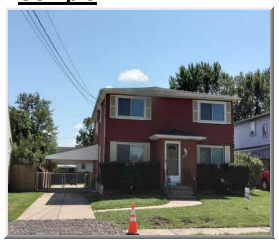
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-5	92.14-6-27	92.14-7-34	92.14-6-7	92.14-7-18	92.14-8-16
Owner	Challgren, Richard T	Zimmerman, Renee K	Cielinski, Timothy A	Garcia, Aracelys	Beutler, Michael R	Rademacher, Michael A
Address	72 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	46 Royal Palm Dr	58 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	50 x 105	55 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1000	1040	971	936	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 624
SFLA	1000	1040	971	936	971	1040
Att/Det Gar Sqft	384	528	352	352	528	294
Prior Land	$11,500					
Prior Total	$100,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$13,000
Sale Date		8/28/2020	10/13/2020	12/23/2019	12/18/2019	10/24/2019
Sale Price		$150,500	$175,000	$145,000	$132,000	$167,500
Time Adj Sale Price		$150,500	$175,000	$146,900	$133,800	$170,900
TADJSP/SQFT		$144.71	$180.23	$156.94	$137.80	$164.33
Total Adj Factors	$61,700	$64,100	$58,500	$57,500	$62,400	$63,600
Adjusted Sale Price		$148,100	$178,200	$151,100	$133,100	$169,000
Comparable Estimate	$156,000 ($156/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-28	92.14-6-27	92.18-4-28	92.14-4-3	92.14-7-34	92.14-8-16
Owner	Morrow , Douglas J	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Cielinski, Timothy A	Rademacher, Michael A
Address	73 Biscayne Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	57 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	89 x 122	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1092	1220	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1104	1040	1092	1220	971	1040
Att/Det Gar Sqft	513	528	294	280	352	294
Prior Land	$12,100					
Prior Total	$109,900					
Comp Land Estimate	$14,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	10/13/2020	10/24/2019
Sale Price		$150,500	$158,000	$150,000	$175,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$175,000	$170,900
TADJSP/SQFT		$144.71	$145.15	$123.61	$180.23	$164.33
Total Adj Factors	$67,500	$64,100	$64,000	$74,000	$58,500	$63,600
Adjusted Sale Price		$153,900	$162,000	$144,300	$184,000	$174,800
Comparable Estimate	$164,000 ($148.55/SFLA)					

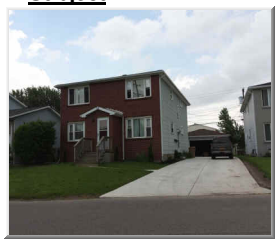
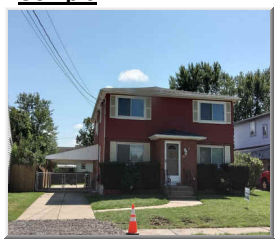
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-4	92.14-6-27	92.14-7-34	92.14-4-3	92.18-4-28	92.14-8-16
Owner	Jakubowicz, Joanne	Zimmerman, Renee K	Cielinski, Timothy A	Carlson, Craig	Zygmunt, Jessica D	Rademacher, Michael A
Address	76 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	70 Harbour Dr	235 Poinciana Pkwy	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	49 x 107	50 x 105	50 x 105	89 x 122	52 x 104	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1964 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1040	971	1220	1092	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 0	0 624
SFLA	1062	1040	971	1220	1092	1040
Att/Det Gar Sqft	322	528	352	280	294	294
Prior Land	$11,400					
Prior Total	$104,500					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	10/13/2020	4/24/2020	5/6/2020	10/24/2019
Sale Price		$150,500	$175,000	$150,000	$158,000	$167,500
Time Adj Sale Price		$150,500	$175,000	$150,800	$158,500	$170,900
TADJSP/SQFT		$144.71	$180.23	$123.61	$145.15	$164.33
Total Adj Factors	$64,700	$64,100	$58,500	$74,000	$64,000	$63,600
Adjusted Sale Price		$151,100	$181,200	$141,500	$159,200	$172,000
Comparable Estimate	$161,000 ($151.6/SFLA)					

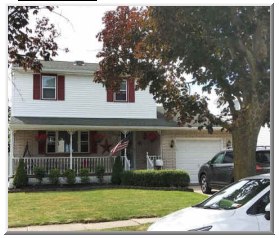
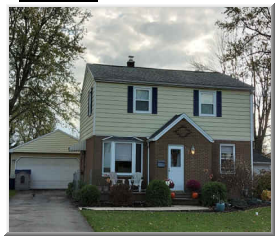
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-29	92.14-6-27	92.14-7-34	92.14-6-7	92.14-7-18	92.14-8-16
Owner	Behun, Sharon A	Zimmerman, Renee K	Cielinski, Timothy A	Garcia, Aracelys	Beutler, Michael R	Rademacher, Michael A
Address	77 Biscayne Dr	69 Biscayne Dr	57 Royal Palm Dr	46 Royal Palm Dr	58 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	50 x 105	55 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 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	C Average 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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	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	1014	1040	971	936	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 0	0 300	0 0	0 624
SFLA	1014	1040	971	936	971	1040
Att/Det Gar Sqft	280	528	352	352	528	294
Prior Land	$11,500					
Prior Total	$97,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$13,000
Sale Date		8/28/2020	10/13/2020	12/23/2019	12/18/2019	10/24/2019
Sale Price		$150,500	$175,000	$145,000	$132,000	$167,500
Time Adj Sale Price		$150,500	$175,000	$146,900	$133,800	$170,900
TADJSP/SQFT		$144.71	$180.23	$156.94	$137.80	$164.33
Total Adj Factors	$62,100	$64,100	$58,500	$57,500	$62,400	$63,600
Adjusted Sale Price		$148,500	$178,600	$151,500	$133,500	$169,400
Comparable Estimate	$156,000 ($153.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-6-30	92.14-6-27	92.14-4-3	92.14-7-34	92.18-4-28	92.18-4-60
Owner	Stachowski, Arthur F	Zimmerman, Renee K	Carlson, Craig	Cielinski, Timothy A	Zygmunt, Jessica D	Rogers, Scott M
Address	81 Biscayne Dr	69 Biscayne Dr	70 Harbour Dr	57 Royal Palm Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	50 x 105	89 x 122	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1964 / 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	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 No	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 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1040	1220	971	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 468
SFLA	1134	1040	1220	971	1092	1120
Att/Det Gar Sqft	280	528	280	352	294	294
Prior Land	$11,800					
Prior Total	$116,200					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	4/24/2020	10/13/2020	5/6/2020	3/27/2020
Sale Price		$150,500	$150,000	$175,000	$158,000	$160,000
Time Adj Sale Price		$150,500	$150,800	$175,000	$158,500	$161,100
TADJSP/SQFT		$144.71	$123.61	$180.23	$145.15	$143.84
Total Adj Factors	$68,700	$64,100	$74,000	$58,500	$64,000	$68,800
Adjusted Sale Price		$155,100	$145,500	$185,200	$163,200	$161,000
Comparable Estimate	$162,000 ($142.86/SFLA)					

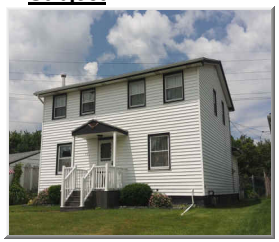
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143089
Print Key	92.18-1-1.1	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	91.20-2-27
Owner	McCrossan, Mark	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Budniewski, Jessica M
Address	31 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	169 Chapel 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	111	111	111	110	202	109
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	267 x 112	51 x 125	60 x 130	50 x 86	110 x 116	50 x 125
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 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 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 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	1208	1176	1217	1140	1116	1162
2nd Sty Area	1176	1176	1173	1140	1152	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2384	2352	2390	2280	2268	2296
Att/Det Gar Sqft	480	484	484	440	400	
Prior Land	$38,000					
Prior Total	$125,000					
Comp Land Estimate	$29,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	6/20/2019
Sale Price		$250,000	$184,000	$235,000	$198,000	$160,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$165,400
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$72.04
Total Adj Factors	$100,800	$106,600	$91,700	$103,900	$106,800	$75,600
Adjusted Sale Price		$244,200	$198,700	$233,100	$194,600	$190,600
Comparable Estimate	$212,000 ($88.93/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	143003	143089
Print Key	92.18-1-3	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	91.20-2-27
Owner	Ahmed, Shahin	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Budniewski, Jessica M
Address	35 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	169 Chapel 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	111	111	111	110	202	109
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 123	51 x 125	60 x 130	50 x 86	110 x 116	50 x 125
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1971 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 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 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 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	1204	1176	1217	1140	1116	1162
2nd Sty Area	1176	1176	1173	1140	1152	1134
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2380	2352	2390	2280	2268	2296
Att/Det Gar Sqft	528	484	484	440	400	
Prior Land	$12,600					
Prior Total	$117,300					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	6/20/2019
Sale Price		$250,000	$184,000	$235,000	$198,000	$160,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$165,400
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$72.04
Total Adj Factors	$87,700	$106,600	$91,700	$103,900	$106,800	$75,600
Adjusted Sale Price		$231,100	$185,600	$220,000	$181,500	$177,500
Comparable Estimate	$199,000 ($83.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143089	143089
Print Key	92.18-1-4	103.06-6-11	103.06-2-34	103.06-6-5	91.12-4-4	103.09-13-20
Owner	Sivick, Joseph D	Gaglione, Michael S	Bailey, Rhiannon M	Berger, Brandon M	Jones, Kimberly	Isch, Joseph S
Address	39 Crandon Blvd	60 Karen Ln	8 Mary Lou Dr	84 Karen Ln	103 Unionvale Rd	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	111	203	203	203	103	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 135	52 x 105	53 x 105	53 x 105	60 x 160	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1970 / 0	1968 / 0	1940 / 0	1961 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	4	4
Full/Half Baths	1 / 1	1 / 1	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	4 Full 0
1st Sty Area	932	816	1134	624	790	780
2nd Sty Area	598	659	594	676	810	840
Fin Bsmt/Fin Rec Rm	0 0	0 437	0 240	0 312	0 0	0 390
SFLA	1530	1475	1728	1300	1600	1620
Att/Det Gar Sqft	462	308	286	440	484	330
Prior Land	$13,700					
Prior Total	$141,100					
Comp Land Estimate	$16,000	$0	$0	$0	$15,000	$23,000
Sale Date		10/15/2020	11/4/2019	12/12/2019	9/10/2020	1/9/2019
Sale Price		$211,000	$164,900	$157,000	$190,000	$179,000
Time Adj Sale Price		$211,000	$167,700	$159,100	$190,000	$188,000
TADJSP/SQFT		$143.05	$97.05	$122.38	$118.75	$116.05
Total Adj Factors	$90,600	$0	$0	$0	$72,900	$86,700
Adjusted Sale Price		$0	$0	$0	$207,700	$191,900
Comparable Estimate	$200,000 ($130.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-5	92.18-12-1	92.18-10-11	92.18-11-51	92.18-12-13	92.18-9-43
Owner	Archambault, William J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Savatteri, Sara	Stiller, Michael R
Address	43 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	49 Poinciana Pkwy	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	50 x 104	55 x 130
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1964 / 0	1958 / 0	1958 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
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	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 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1040	1038	1048	1112	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 265	0 250
SFLA	1062	1040	1038	1048	1112	1116
Att/Det Gar Sqft	770	440	280	440	308	308
Prior Land	$12,800					
Prior Total	$111,300					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$13,000	$15,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	1/9/2019	1/10/2020
Sale Price		$158,200	$130,000	$135,000	$120,000	$124,500
Time Adj Sale Price		$158,200	$130,200	$136,400	$126,000	$125,700
TADJSP/SQFT		$152.12	$125.43	$130.15	$113.31	$112.63
Total Adj Factors	$67,700	$66,400	$64,100	$68,600	$58,800	$61,800
Adjusted Sale Price		$159,500	$133,800	$135,500	$134,900	$131,600
Comparable Estimate	$139,000 ($130.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143089	143089
Print Key	92.14-2-16	92.18-14-26	103.06-1-20	103.06-2-34	92.17-12-32	102.12-4-18
Owner	Engleman, Patricia M	Nguyen, Trang	Johnson, Tonya	Bailey, Rhiannon M	Che, Kenneth	Karakus, Kenan
Address	44 Crandon Blvd	303 Claudette Ct	62 Barnabas Dr	8 Mary Lou Dr	95 Santin Dr	13 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	111	202	203	203	110	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	112 x 88	69 x 113	56 x 105	53 x 105	65 x 90	50 x 110
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1970 / 0	1965 / 0	1970 / 0	1961 / 2010	1960 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	6	4
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 1	3 Partial 0
1st Sty Area	1159	1158	1148	1134	1215	949
2nd Sty Area	1054	974	1130	594	1215	1050
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 520	0 240	0 0	0 0
SFLA	2213	2132	2278	1728	2310	1999
Att/Det Gar Sqft	888	552	308	286		350
Prior Land	$17,200					
Prior Total	$150,000					
Comp Land Estimate	$17,000	$17,000	$0	$0	$15,600	$15,100
Sale Date		7/30/2019	11/19/2018	11/4/2019	4/5/2018	3/21/2019
Sale Price		$133,000	$225,000	$164,900	$205,000	$166,500
Time Adj Sale Price		$137,000	$239,100	$167,700	$226,600	$173,800
TADJSP/SQFT		$64.26	$104.96	$97.05	$98.10	$86.94
Total Adj Factors	$111,800	$70,200	$0	$0	$123,700	$104,200
Adjusted Sale Price		$178,600	$0	$0	$214,700	$181,400
Comparable Estimate	$192,000 ($86.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-6	92.18-12-1	92.18-10-11	92.18-9-43	92.18-11-51	92.18-4-60
Owner	Zipp, Gregory A Jr	Panus, Cassandra	Wohlfehrt, Kellie J	Stiller, Michael R	Champagne, Nicole M	Rogers, Scott M
Address	47 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	120 Meadowlawn Rd	30 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	75 x 105	60 x 104	55 x 130	60 x 104	50 x 104
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	1964 / 0	1958 / 0	1961 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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 / 0	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1040	1038	1116	1048	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 250	0 798	0 468
SFLA	1120	1040	1038	1116	1048	1120
Att/Det Gar Sqft	220	440	280	308	440	294
Prior Land	$13,500					
Prior Total	$112,500					
Comp Land Estimate	$15,000	$16,000	$14,000	$15,000	$14,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/10/2020	1/13/2020	3/27/2020
Sale Price		$158,200	$130,000	$124,500	$135,000	$160,000
Time Adj Sale Price		$158,200	$130,200	$125,700	$136,400	$161,100
TADJSP/SQFT		$152.12	$125.43	$112.63	$130.15	$143.84
Total Adj Factors	$69,500	$66,400	$64,100	$61,800	$68,600	$68,800
Adjusted Sale Price		$161,300	$135,600	$133,400	$137,300	$161,800
Comparable Estimate	$146,000 ($130.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-15	92.18-12-1	92.18-10-11	92.18-11-51	92.18-12-13	92.18-4-60
Owner	Lambert, Forest J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Savatteri, Sara	Rogers, Scott M
Address	50 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	49 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 97	75 x 105	60 x 104	60 x 104	50 x 104	50 x 104
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	1968 / 0	1964 / 0	1958 / 0	1958 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1040	1038	1048	1112	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 798	0 265	0 468
SFLA	1092	1040	1038	1048	1112	1120
Att/Det Gar Sqft	528	440	280	440	308	294
Prior Land	$11,800					
Prior Total	$112,000					
Comp Land Estimate	$13,000	$16,000	$14,000	$14,000	$13,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	1/9/2019	3/27/2020
Sale Price		$158,200	$130,000	$135,000	$120,000	$160,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$126,000	$161,100
TADJSP/SQFT		$152.12	$125.43	$130.15	$113.31	$143.84
Total Adj Factors	$66,200	$66,400	$64,100	$68,600	$58,800	$68,800
Adjusted Sale Price		$158,000	$132,300	$134,000	$133,400	$158,500
Comparable Estimate	$143,000 ($130.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-7	92.18-12-1	92.18-10-11	92.18-9-43	92.18-4-60	92.18-1-7
Owner	Robinson, Brandon A	Panus, Cassandra	Wohlfehrt, Kellie J	Stiller, Michael R	Rogers, Scott M	Robinson, Brandon A
Address	51 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	120 Meadowlawn Rd	154 Temple Dr	51 Crandon Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	55 x 130	50 x 104	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1958 / 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	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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 / 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	1120	1040	1038	1116	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 468	0 0
SFLA	1120	1040	1038	1116	1120	1120
Att/Det Gar Sqft	220	440	280	308	294	220
Prior Land	$12,800					
Prior Total	$107,900					
Comp Land Estimate	$14,000	$16,000	$14,000	$15,000	$13,000	$14,000
Sale Date		10/1/2020	6/2/2020	1/10/2020	3/27/2020	9/28/2018
Sale Price		$158,200	$130,000	$124,500	$160,000	$120,000
Time Adj Sale Price		$158,200	$130,200	$125,700	$161,100	$129,000
TADJSP/SQFT		$152.12	$125.43	$112.63	$143.84	$115.18
Total Adj Factors	$67,500	$66,400	$64,100	$61,800	$68,800	$67,500
Adjusted Sale Price		$159,300	$133,600	$131,400	$159,800	$129,000
Comparable Estimate	$143,000 ($127.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-14	92.18-12-1	92.18-10-11	92.18-11-51	92.18-4-60	92.18-12-13
Owner	Salemi, Michele A	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Rogers, Scott M	Savatteri, Sara
Address	54 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	154 Temple Dr	49 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 120	75 x 105	60 x 104	60 x 104	50 x 104	50 x 104
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	1967 / 0	1964 / 0	1958 / 0	1958 / 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 100	C Average 100	C Average 90
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 / 1	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	1092	1040	1038	1048	1120	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 0	0 0	0 798	0 468	0 265
SFLA	1092	1040	1038	1048	1120	1112
Att/Det Gar Sqft	400	440	280	440	294	308
Prior Land	$12,500					
Prior Total	$109,560					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$13,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	3/27/2020	1/9/2019
Sale Price		$158,200	$130,000	$135,000	$160,000	$120,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$161,100	$126,000
TADJSP/SQFT		$152.12	$125.43	$130.15	$143.84	$113.31
Total Adj Factors	$67,200	$66,400	$64,100	$68,600	$68,800	$58,800
Adjusted Sale Price		$159,000	$133,300	$135,000	$159,500	$134,400
Comparable Estimate	$144,000 ($131.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-8	92.18-12-1	92.18-10-11	92.18-11-51	92.18-10-27	92.18-9-43
Owner	Barthelemy, Ronald J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Stiller, Michael R
Address	55 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	107 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	91 x 104	55 x 130
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	1965 / 0	1964 / 0	1958 / 0	1958 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1048	1040	1038	1048	1052	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 524	0 0	0 0	0 798	0 525	0 250
SFLA	1048	1040	1038	1048	1052	1116
Att/Det Gar Sqft	312	440	280	440	582	308
Prior Land	$12,800					
Prior Total	$108,500					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$17,000	$15,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	9/13/2019	1/10/2020
Sale Price		$158,200	$130,000	$135,000	$164,000	$124,500
Time Adj Sale Price		$158,200	$130,200	$136,400	$167,800	$125,700
TADJSP/SQFT		$152.12	$125.43	$130.15	$159.51	$112.63
Total Adj Factors	$66,000	$66,400	$64,100	$68,600	$71,600	$61,800
Adjusted Sale Price		$157,800	$132,100	$133,800	$162,200	$129,900
Comparable Estimate	$143,000 ($136.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-13	92.18-12-1	92.18-10-11	92.18-4-60	92.18-12-13	92.14-3-15
Owner	Haberl, Norman A	Panus, Cassandra	Wohlfehrt, Kellie J	Rogers, Scott M	Savatteri, Sara	Gorny, Matthew J
Address	58 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	154 Temple Dr	49 Poinciana Pkwy	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	50 x 104	50 x 104	52 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	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1958 / 0	1962 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	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 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1114	1040	1038	1120	1112	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 265	0 588
SFLA	1114	1040	1038	1120	1112	1176
Att/Det Gar Sqft	308	440	280	294	308	308
Prior Land	$12,800					
Prior Total	$111,300					
Comp Land Estimate	$14,000	$16,000	$14,000	$13,000	$13,000	$15,000
Sale Date		10/1/2020	6/2/2020	3/27/2020	1/9/2019	1/24/2020
Sale Price		$158,200	$130,000	$160,000	$120,000	$151,500
Time Adj Sale Price		$158,200	$130,200	$161,100	$126,000	$153,000
TADJSP/SQFT		$152.12	$125.43	$143.84	$113.31	$130.10
Total Adj Factors	$66,000	$66,400	$64,100	$68,800	$58,800	$72,700
Adjusted Sale Price		$157,800	$132,100	$158,300	$133,200	$146,300
Comparable Estimate	$146,000 ($131.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-9	92.18-12-1	92.18-10-11	92.18-11-51	92.18-10-27	92.18-9-43
Owner	Quay , Richard J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Stiller, Michael R
Address	59 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	107 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	75 x 105	60 x 104	60 x 104	91 x 104	55 x 130
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	1965 / 0	1964 / 0	1958 / 0	1958 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1040	1038	1048	1052	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 525	0 250
SFLA	1062	1040	1038	1048	1052	1116
Att/Det Gar Sqft	440	440	280	440	582	308
Prior Land	$13,500					
Prior Total	$109,000					
Comp Land Estimate	$15,000	$16,000	$14,000	$14,000	$17,000	$15,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	9/13/2019	1/10/2020
Sale Price		$158,200	$130,000	$135,000	$164,000	$124,500
Time Adj Sale Price		$158,200	$130,200	$136,400	$167,800	$125,700
TADJSP/SQFT		$152.12	$125.43	$130.15	$159.51	$112.63
Total Adj Factors	$65,800	$66,400	$64,100	$68,600	$71,600	$61,800
Adjusted Sale Price		$157,600	$131,900	$133,600	$162,000	$129,700
Comparable Estimate	$143,000 ($134.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-12	92.18-12-1	92.18-10-11	92.18-11-51	92.18-4-60	92.18-12-13
Owner	Strong, Ambrose F	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Rogers, Scott M	Savatteri, Sara
Address	62 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	154 Temple Dr	49 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	50 x 104	50 x 104
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	1966 / 0	1964 / 0	1958 / 0	1958 / 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 100	C Average 100	C Average 90
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 / 1	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	1088	1040	1038	1048	1120	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 468	0 265
SFLA	1088	1040	1038	1048	1120	1112
Att/Det Gar Sqft		440	280	440	294	308
Prior Land	$12,800					
Prior Total	$103,750					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$13,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	3/27/2020	1/9/2019
Sale Price		$158,200	$130,000	$135,000	$160,000	$120,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$161,100	$126,000
TADJSP/SQFT		$152.12	$125.43	$130.15	$143.84	$113.31
Total Adj Factors	$62,000	$66,400	$64,100	$68,600	$68,800	$58,800
Adjusted Sale Price		$153,800	$128,100	$129,800	$154,300	$129,200
Comparable Estimate	$139,000 ($127.76/SFLA)					

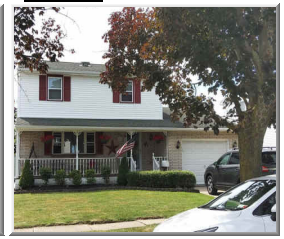
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-10	92.18-12-1	92.18-10-11	92.18-4-60	92.18-9-43	92.18-9-4
Owner	Basil , James G	Panus, Cassandra	Wohlfehrt, Kellie J	Rogers, Scott M	Stiller, Michael R	Semertzides, Christina
Address	63 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	154 Temple Dr	120 Meadowlawn Rd	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	50 x 104	55 x 130	50 x 130
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	1964 / 0	1958 / 0	1962 / 0	1961 / 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 90	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	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	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	1128	1040	1038	1120	1116	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 250	0 0
SFLA	1128	1040	1038	1120	1116	1174
Att/Det Gar Sqft	330	440	280	294	308	308
Prior Land	$12,800					
Prior Total	$112,300					
Comp Land Estimate	$14,000	$16,000	$14,000	$13,000	$15,000	$14,000
Sale Date		10/1/2020	6/2/2020	3/27/2020	1/10/2020	10/1/2020
Sale Price		$158,200	$130,000	$160,000	$124,500	$175,000
Time Adj Sale Price		$158,200	$130,200	$161,100	$125,700	$175,000
TADJSP/SQFT		$152.12	$125.43	$143.84	$112.63	$149.06
Total Adj Factors	$66,900	$66,400	$64,100	$68,800	$61,800	$73,300
Adjusted Sale Price		$158,700	$133,000	$159,200	$130,800	$168,600
Comparable Estimate	$150,000 ($132.98/SFLA)					

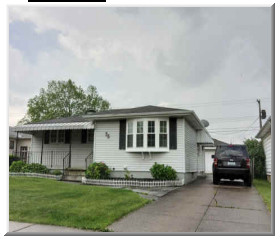
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-11	92.18-12-1	92.18-10-11	92.18-4-60	92.18-11-51	92.18-12-13
Owner	Kueker, Derek F	Panus, Cassandra	Wohlfehrt, Kellie J	Rogers, Scott M	Champagne, Nicole M	Savatteri, Sara
Address	66 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	154 Temple Dr	30 Diane Dr	49 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	50 x 104	60 x 104	50 x 104
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	1966 / 0	1964 / 0	1958 / 0	1962 / 0	1958 / 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 90
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 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1098	1040	1038	1120	1048	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 798	0 265
SFLA	1098	1040	1038	1120	1048	1112
Att/Det Gar Sqft	440	440	280	294	440	308
Prior Land	$12,800					
Prior Total	$105,800					
Comp Land Estimate	$14,000	$16,000	$14,000	$13,000	$14,000	$13,000
Sale Date		10/1/2020	6/2/2020	3/27/2020	1/13/2020	1/9/2019
Sale Price		$158,200	$130,000	$160,000	$135,000	$120,000
Time Adj Sale Price		$158,200	$130,200	$161,100	$136,400	$126,000
TADJSP/SQFT		$152.12	$125.43	$143.84	$130.15	$113.31
Total Adj Factors	$66,800	$66,400	$64,100	$68,800	$68,600	$58,800
Adjusted Sale Price		$158,600	$132,900	$159,100	$134,600	$134,000
Comparable Estimate	$144,000 ($131.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-11	92.18-12-1	92.18-10-11	92.18-11-51	92.18-10-27	92.18-2-38
Owner	Schmitt, Charles F	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Mazzu, Patrick J
Address	67 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	107 Diane Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	75 x 105	60 x 104	60 x 104	91 x 104	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1958 / 0	1958 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1041	1040	1038	1048	1052	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 525	0 520
SFLA	1041	1040	1038	1048	1052	1040
Att/Det Gar Sqft	396	440	280	440	582	484
Prior Land	$13,500					
Prior Total	$107,900					
Comp Land Estimate	$15,000	$16,000	$14,000	$14,000	$17,000	$14,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	9/13/2019	7/30/2019
Sale Price		$158,200	$130,000	$135,000	$164,000	$149,900
Time Adj Sale Price		$158,200	$130,200	$136,400	$167,800	$154,400
TADJSP/SQFT		$152.12	$125.43	$130.15	$159.51	$148.46
Total Adj Factors	$62,300	$66,400	$64,100	$68,600	$71,600	$66,000
Adjusted Sale Price		$154,100	$128,400	$130,100	$158,500	$150,700
Comparable Estimate	$144,000 ($138.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-10	92.14-3-15	92.18-12-1	92.18-4-60	92.18-10-11	92.18-9-43
Owner	Croce, Christopher P	Gorny, Matthew J	Panus, Cassandra	Rogers, Scott M	Wohlfehrt, Kellie J	Stiller, Michael R
Address	70 Crandon Blvd	57 Moorman Dr	105 Homeworth Pkwy	154 Temple Dr	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	52 x 129	75 x 105	50 x 104	60 x 104	55 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1964 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 / 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 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1176	1040	1120	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 588	0 0	0 468	0 0	0 250
SFLA	1134	1176	1040	1120	1038	1116
Att/Det Gar Sqft	320	308	440	294	280	308
Prior Land	$12,800					
Prior Total	$105,900					
Comp Land Estimate	$14,000	$15,000	$16,000	$13,000	$14,000	$15,000
Sale Date		1/24/2020	10/1/2020	3/27/2020	6/2/2020	1/10/2020
Sale Price		$151,500	$158,200	$160,000	$130,000	$124,500
Time Adj Sale Price		$153,000	$158,200	$161,100	$130,200	$125,700
TADJSP/SQFT		$130.10	$152.12	$143.84	$125.43	$112.63
Total Adj Factors	$65,600	$72,700	$66,400	$68,800	$64,100	$61,800
Adjusted Sale Price		$145,900	$157,400	$157,900	$131,700	$129,500
Comparable Estimate	$144,000 ($126.98/SFLA)					

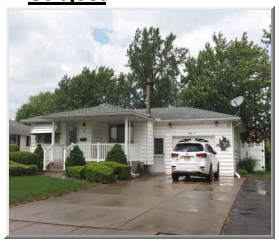
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-12	92.18-11-23	92.18-10-43	92.17-6-5	92.14-3-15	92.18-9-4
Owner	Fader, Robert J	Strychalski, Timothy	Tarasik, Jessica A	Scott, Tasheka	Gorny, Matthew J	Semertzides, Christina
Address	71 Crandon Blvd	95 Temple Dr	106 Lydia Ln	9 Barone Cir	57 Moorman Dr	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	65 x 104	50 x 130	56 x 100	52 x 129	50 x 130
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1966 / 0	1960 / 0	1960 / 0	1962 / 0	1967 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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 / 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	1425	1316	1284	1238	1176	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 0	0 600	0 588	0 0
SFLA	1425	1316	1284	1238	1176	1174
Att/Det Gar Sqft	384	484	308	308	308	308
Prior Land	$12,800					
Prior Total	$132,800					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$15,000	$14,000
Sale Date		8/31/2020	6/11/2019	12/30/2019	1/24/2020	10/1/2020
Sale Price		$192,000	$135,100	$150,000	$151,500	$175,000
Time Adj Sale Price		$192,000	$139,600	$152,000	$153,000	$175,000
TADJSP/SQFT		$145.90	$108.72	$122.78	$130.10	$149.06
Total Adj Factors	$79,900	$80,800	$74,500	$74,500	$72,700	$73,300
Adjusted Sale Price		$191,100	$145,000	$157,400	$160,200	$181,600
Comparable Estimate	$167,000 ($117.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143089	143003	143089
Print Key	92.14-2-9	103.06-2-34	92.18-14-26	102.08-8-36	103.06-6-11	103.09-11-12
Owner	Moscaritolo, David	Bailey, Rhiannon M	Nguyen, Trang	Hager, Elizabeth J	Gaglione, Michael S	Forgie, Jeffrey M Jr
Address	74 Crandon Blvd	8 Mary Lou Dr	303 Claudette Ct	38 Ellsworth Dr	60 Karen Ln	16 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	111	203	202	110	203	110
School Code	143002	143002	143002	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 130	53 x 105	69 x 113	61 x 128	52 x 105	55 x 128
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1970 / 0	1970 / 0	1963 / 0	1967 / 0	1960 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	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	1311	1134	1158	1021	816	970
2nd Sty Area	580	594	974	840	659	840
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 320	0 437	0 390
SFLA	1891	1728	2132	1861	1475	1810
Att/Det Gar Sqft	576	286	552	441	308	300
Prior Land	$12,800					
Prior Total	$137,000					
Comp Land Estimate	$14,000	$0	$17,000	$18,100	$0	$17,100
Sale Date		11/4/2019	7/30/2019	9/14/2018	10/15/2020	12/14/2018
Sale Price		$164,900	$133,000	$185,000	$211,000	$177,000
Time Adj Sale Price		$167,700	$137,000	$198,900	$211,000	$187,000
TADJSP/SQFT		$97.05	$64.26	$106.88	$143.05	$103.31
Total Adj Factors	$92,100	$0	$70,200	$93,400	$0	$98,800
Adjusted Sale Price		$0	$158,900	$197,600	$0	$180,300
Comparable Estimate	$179,000 ($94.66/SFLA)					

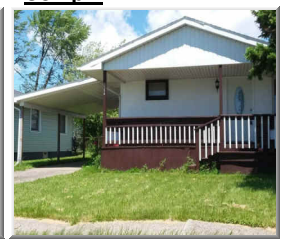
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-13	92.18-12-1	92.18-10-11	92.18-11-51	92.18-10-27	92.18-4-60
Owner	Stachowiak, Kenneth	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Rogers, Scott M
Address	75 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	107 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	91 x 104	50 x 104
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	1965 / 0	1964 / 0	1958 / 0	1958 / 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 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1041	1040	1038	1048	1052	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 525	0 468
SFLA	1041	1040	1038	1048	1052	1120
Att/Det Gar Sqft	352	440	280	440	582	294
Prior Land	$12,800					
Prior Total	$106,800					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$17,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	9/13/2019	3/27/2020
Sale Price		$158,200	$130,000	$135,000	$164,000	$160,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$167,800	$161,100
TADJSP/SQFT		$152.12	$125.43	$130.15	$159.51	$143.84
Total Adj Factors	$63,400	$66,400	$64,100	$68,600	$71,600	$68,800
Adjusted Sale Price		$155,200	$129,500	$131,200	$159,600	$155,700
Comparable Estimate	$146,000 ($140.25/SFLA)					

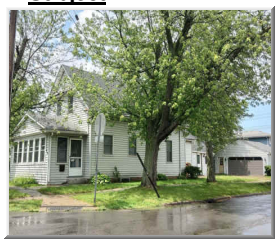
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-8	92.18-7-51	92.18-7-49.1	92.18-12-1	92.18-10-11	92.18-11-51
Owner	Miller, Dale G	Stock, Kimberly L	Wass, Jeffrey	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M
Address	78 Crandon Blvd	276 Meadowlawn Rd	280 Meadowlawn Rd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	55 x 130	75 x 105	60 x 104	60 x 104
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1962 / 0	1963 / 0	1964 / 0	1958 / 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 No	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	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	728	864	912	1040	1038	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 0	0 0	0 798
SFLA	728	864	912	1040	1038	1048
Att/Det Gar Sqft	392	400	600	440	280	440
Prior Land	$12,800					
Prior Total	$94,600					
Comp Land Estimate	$14,000	$14,000	$15,000	$16,000	$14,000	$14,000
Sale Date		5/7/2020	7/28/2020	10/1/2020	6/2/2020	1/13/2020
Sale Price		$141,000	$190,500	$158,200	$130,000	$135,000
Time Adj Sale Price		$141,500	$190,500	$158,200	$130,200	$136,400
TADJSP/SQFT		$163.77	$208.88	$152.12	$125.43	$130.15
Total Adj Factors	$48,200	$55,200	$68,900	$66,400	$64,100	$68,600
Adjusted Sale Price		$134,500	$169,800	$140,000	$114,300	$116,000
Comparable Estimate	$135,000 ($185.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-14	92.18-12-1	92.18-10-11	92.18-11-51	92.18-10-27	92.18-4-60
Owner	Zak, Raymond J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Rogers, Scott M
Address	79 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	107 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	91 x 104	50 x 104
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	1965 / 0	1964 / 0	1958 / 0	1958 / 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 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1046	1040	1038	1048	1052	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 798	0 525	0 468
SFLA	1046	1040	1038	1048	1052	1120
Att/Det Gar Sqft	307	440	280	440	582	294
Prior Land	$12,800					
Prior Total	$101,900					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$17,000	$13,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	9/13/2019	3/27/2020
Sale Price		$158,200	$130,000	$135,000	$164,000	$160,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$167,800	$161,100
TADJSP/SQFT		$152.12	$125.43	$130.15	$159.51	$143.84
Total Adj Factors	$63,300	$66,400	$64,100	$68,600	$71,600	$68,800
Adjusted Sale Price		$155,100	$129,400	$131,100	$159,500	$155,600
Comparable Estimate	$146,000 ($139.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-2-7.12	92.18-12-1	92.18-10-11	92.18-11-51	92.18-2-38	92.18-10-27
Owner	Spawton, Kenneth D Sr	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Mazzu, Patrick J	Kwiatek, Randy R
Address	82 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	154 Poinciana Pkwy	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	60 x 104	60 x 104	50 x 120	91 x 104
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1958 / 0	1958 / 0	1967 / 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 No	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 / 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	1030	1040	1038	1048	1040	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 520	0 525
SFLA	1030	1040	1038	1048	1040	1052
Att/Det Gar Sqft	408	440	280	440	484	582
Prior Land	$12,800					
Prior Total	$93,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$14,000	$17,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	7/30/2019	9/13/2019
Sale Price		$158,200	$130,000	$135,000	$149,900	$164,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$154,400	$167,800
TADJSP/SQFT		$152.12	$125.43	$130.15	$148.46	$159.51
Total Adj Factors	$63,500	$66,400	$64,100	$68,600	$66,000	$71,600
Adjusted Sale Price		$155,300	$129,600	$131,300	$151,900	$159,700
Comparable Estimate	$146,000 ($141.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-15	92.18-12-1	92.18-10-11	92.18-11-51	92.18-4-60	92.18-10-27
Owner	Mankowski, Denise J	Panus, Cassandra	Wohlfehrt, Kellie J	Champagne, Nicole M	Rogers, Scott M	Kwiatek, Randy R
Address	83 Crandon Blvd	105 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	154 Temple Dr	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	75 x 105	60 x 104	60 x 104	50 x 104	91 x 104
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	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1958 / 0	1958 / 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 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1066	1040	1038	1048	1120	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 468	0 525
SFLA	1066	1040	1038	1048	1120	1052
Att/Det Gar Sqft	360	440	280	440	294	582
Prior Land	$13,500					
Prior Total	$104,300					
Comp Land Estimate	$15,000	$16,000	$14,000	$14,000	$13,000	$17,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	3/27/2020	9/13/2019
Sale Price		$158,200	$130,000	$135,000	$160,000	$164,000
Time Adj Sale Price		$158,200	$130,200	$136,400	$161,100	$167,800
TADJSP/SQFT		$152.12	$125.43	$130.15	$143.84	$159.51
Total Adj Factors	$65,000	$66,400	$64,100	$68,600	$68,800	$71,600
Adjusted Sale Price		$156,800	$131,100	$132,800	$157,300	$161,200
Comparable Estimate	$148,000 ($138.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-16	92.18-10-11	92.18-12-1	92.18-11-51	92.18-2-38	92.18-10-27
Owner	Stevens, James	Wohlfehrt, Kellie J	Panus, Cassandra	Champagne, Nicole M	Mazzu, Patrick J	Kwiatek, Randy R
Address	87 Crandon Blvd	47 Diane Dr	105 Homeworth Pkwy	30 Diane Dr	154 Poinciana Pkwy	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	60 x 104	75 x 105	60 x 104	50 x 120	91 x 104
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	04 Composition	02 Brick
Year Built/Eff Yr Built	1967 / 0	1958 / 0	1964 / 0	1958 / 0	1967 / 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 No	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 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1041	1038	1040	1048	1040	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 520	0 525
SFLA	1041	1038	1040	1048	1040	1052
Att/Det Gar Sqft	624	280	440	440	484	582
Prior Land	$12,800					
Prior Total	$105,000					
Comp Land Estimate	$14,000	$14,000	$16,000	$14,000	$14,000	$17,000
Sale Date		6/2/2020	10/1/2020	1/13/2020	7/30/2019	9/13/2019
Sale Price		$130,000	$158,200	$135,000	$149,900	$164,000
Time Adj Sale Price		$130,200	$158,200	$136,400	$154,400	$167,800
TADJSP/SQFT		$125.43	$152.12	$130.15	$148.46	$159.51
Total Adj Factors	$66,100	$64,100	$66,400	$68,600	$66,000	$71,600
Adjusted Sale Price		$132,200	$157,900	$133,900	$154,500	$162,300
Comparable Estimate	$148,000 ($142.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143003	143003	143003	143089
Print Key	92.14-2-6.211	92.14-2-6.211	92.18-13-29	103.07-5-24	103.07-6-13	91.20-11-75
Owner	Jonas, India S	Jonas, India S	Davila, Mark A	Mokan, Jessica L	Piotrowski, Julie	MacNeil, Alicia
Address	90 Crandon Blvd	90 Crandon Blvd	321 Meadowlawn Rd	33 Dean Rd	41 Hyland Rd	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	202	202	202	109
School Code	143002	143002	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	82 x 133	82 x 133	65 x 120	80 x 110	82 x 110	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1930 / 0	1938 / 0	1940 / 0	1920 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	2.0	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1166	1166	1034	864	790	880
2nd Sty Area	0	0	510	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1403	1403	1544	1323	1150	1144
Att/Det Gar Sqft	528	528		384	624	480
Prior Land	$17,200					
Prior Total	$101,900					
Comp Land Estimate	$18,000	$18,000	$0	$18,000	$18,000	$11,000
Sale Date		6/24/2019	10/30/2020	9/20/2019	9/4/2018	4/30/2019
Sale Price		$165,000	$107,480	$129,980	$150,000	$110,000
Time Adj Sale Price		$170,500	$107,500	$133,000	$161,200	$114,400
TADJSP/SQFT		$121.53	$69.62	$100.53	$140.17	$100.00
Total Adj Factors	$82,500	$82,800	$0	$61,100	$86,800	$46,000
Adjusted Sale Price		$170,200	$0	$154,400	$156,900	$150,900
Comparable Estimate	$158,000 ($112.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-1-17	92.18-10-11	92.18-4-60	92.18-12-1	92.18-9-43	92.14-3-15
Owner	Ziewicki , Joseph R	Wohlfehrt, Kellie J	Rogers, Scott M	Panus, Cassandra	Stiller, Michael R	Gorny, Matthew J
Address	91 Crandon Blvd	47 Diane Dr	154 Temple Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 130	60 x 104	50 x 104	75 x 105	55 x 130	52 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1958 / 0	1962 / 0	1964 / 0	1961 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 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	1092	1038	1120	1040	1116	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 250	0 588
SFLA	1092	1038	1120	1040	1116	1176
Att/Det Gar Sqft	480	280	294	440	308	308
Prior Land	$16,100					
Prior Total	$110,200					
Comp Land Estimate	$18,000	$14,000	$13,000	$16,000	$15,000	$15,000
Sale Date		6/2/2020	3/27/2020	10/1/2020	1/10/2020	1/24/2020
Sale Price		$130,000	$160,000	$158,200	$124,500	$151,500
Time Adj Sale Price		$130,200	$161,100	$158,200	$125,700	$153,000
TADJSP/SQFT		$125.43	$143.84	$152.12	$112.63	$130.10
Total Adj Factors	$68,300	$64,100	$68,800	$66,400	$61,800	$72,700
Adjusted Sale Price		$134,400	$160,600	$160,100	$132,200	$148,600
Comparable Estimate	$147,000 ($134.62/SFLA)					

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Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-1	92.18-11-23	92.18-10-43	92.18-7-7	92.14-3-15	92.14-4-3
Owner	Nokovich, Joseph L	Strychalski, Timothy	Tarasik, Jessica A	Herod, Steven J	Gorny, Matthew J	Carlson, Craig
Address	99 Crandon Blvd	95 Temple Dr	106 Lydia Ln	203 Lydia Ln	57 Moorman Dr	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 135	65 x 104	50 x 130	50 x 130	52 x 129	89 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1958 / 0	1967 / 0	1964 / 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 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / 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 / 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	1316	1316	1284	1250	1176	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 972	0 438	0 0	0 400	0 588	0 0
SFLA	1316	1316	1284	1250	1176	1220
Att/Det Gar Sqft	400	484	308	528	308	280
Prior Land	$19,600					
Prior Total	$130,310					
Comp Land Estimate	$20,000	$15,000	$14,000	$14,000	$15,000	$18,000
Sale Date		8/31/2020	6/11/2019	12/18/2019	1/24/2020	4/24/2020
Sale Price		$192,000	$135,100	$180,000	$151,500	$150,000
Time Adj Sale Price		$192,000	$139,600	$182,400	$153,000	$150,800
TADJSP/SQFT		$145.90	$108.72	$145.92	$130.10	$123.61
Total Adj Factors	$89,900	$80,800	$74,500	$75,900	$72,700	$74,000
Adjusted Sale Price		$201,100	$155,000	$196,400	$170,200	$166,700
Comparable Estimate	$178,000 ($135.26/SFLA)					

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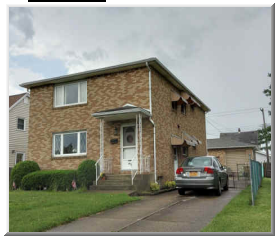
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-2-2	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	Lorah, Freda M	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	105 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	46 x 135	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1161	1176	1217	1140	1116	924
2nd Sty Area	1161	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2322	2352	2390	2280	2268	2268
Att/Det Gar Sqft	816	484	484	440	400	1,200
Prior Land	$12,000					
Prior Total	$125,200					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$94,500	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$237,900	$192,400	$226,800	$188,300	$153,400
Comparable Estimate	$200,000 ($86.13/SFLA)					

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Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-3	92.14-5-21	102.12-6-9	102.08-9-2	102.12-6-14	102.12-6-18
Owner	Eobstel, Carol A	Elmore, Kristen Viola	Booth, Patricia	Kaur, Amarjit	Webb, Russell E	Bird, Stephen B
Address	109 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	36 Wellington Rd	103 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	111	111	110	110	110	110
School Code	143002	143002	143001	143002	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 135	75 x 105	45 x 147	50 x 125	50 x 145	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1961 / 0	1970 / 0	1960 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	2.0	1.7	1.7
Bedrooms	5	5	5	6	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1190	1092	1232	1384	1216	980
2nd Sty Area	910	0	0	936	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 936	0 0	0 0
SFLA	2100	1911	2156	2320	1768	1715
Att/Det Gar Sqft	440		576	528	528	528
Prior Land	$13,100					
Prior Total	$133,630					
Comp Land Estimate	$15,000	$16,000	$16,100	$16,000	$17,200	$17,200
Sale Date		11/1/2019	5/28/2020	11/27/2018	6/10/2019	4/25/2019
Sale Price		$153,000	$185,000	$161,000	$169,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$171,100	$174,700	$171,600
TADJSP/SQFT		$81.42	$86.09	$73.75	$98.81	$100.06
Total Adj Factors	$98,800	$84,600	$97,200	$103,100	$81,900	$80,100
Adjusted Sale Price		$169,800	$187,200	$166,800	$191,600	$190,300
Comparable Estimate	$181,000 ($86.19/SFLA)					

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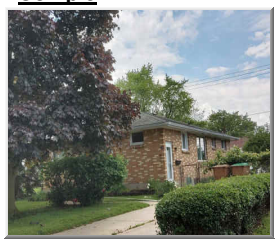
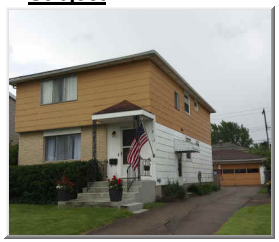
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-45	92.18-4-60	92.14-3-15	92.18-4-28	92.18-10-11	92.18-12-1
Owner	Dommer, Sharon M	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Wohlfehrt, Kellie J	Panus, Cassandra
Address	110 Crandon Blvd	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	47 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 135	50 x 104	52 x 129	52 x 104	60 x 104	75 x 105
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1962 / 0	1967 / 0	1966 / 0	1958 / 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 No	2 Hot air No	2 Hot air 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	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1120	1176	1092	1038	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 588	0 0	0 0	0 0
SFLA	1107	1120	1176	1092	1038	1040
Att/Det Gar Sqft	442	294	308	294	280	440
Prior Land	$15,100					
Prior Total	$111,000					
Comp Land Estimate	$17,000	$13,000	$15,000	$13,000	$14,000	$16,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	6/2/2020	10/1/2020
Sale Price		$160,000	$151,500	$158,000	$130,000	$158,200
Time Adj Sale Price		$161,100	$153,000	$158,500	$130,200	$158,200
TADJSP/SQFT		$143.84	$130.10	$145.15	$125.43	$152.12
Total Adj Factors	$70,600	$68,800	$72,700	$64,000	$64,100	$66,400
Adjusted Sale Price		$162,900	$150,900	$165,100	$136,700	$162,400
Comparable Estimate	$156,000 ($140.92/SFLA)					

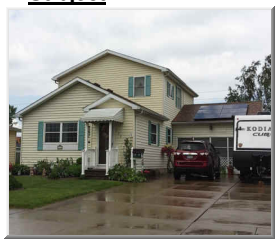
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-2-4	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	Matuszewski, Nancy A	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	113 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1040	1176	1217	1140	1116	924
2nd Sty Area	1066	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2106	2352	2390	2280	2268	2268
Att/Det Gar Sqft	440	484	484	440	400	1,200
Prior Land	$12,800					
Prior Total	$110,700					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$82,100	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$225,500	$180,000	$214,400	$175,900	$141,000
Comparable Estimate	$187,000 ($88.79/SFLA)					

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

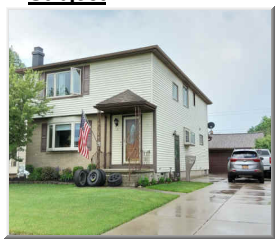
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-44	92.18-10-11	92.18-2-38	92.18-12-1	92.14-6-27	92.18-4-60
Owner	Lusiak, Robert M	Wohlfehrt, Kellie J	Mazzu, Patrick J	Panus, Cassandra	Zimmerman, Renee K	Rogers, Scott M
Address	114 Crandon Blvd	47 Diane Dr	154 Poinciana Pkwy	105 Homeworth Pkwy	69 Biscayne Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	60 x 104	50 x 120	75 x 105	50 x 105	50 x 104
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1958 / 0	1967 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1008	1038	1040	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 520	0 0	0 0	0 468
SFLA	1008	1038	1040	1040	1040	1120
Att/Det Gar Sqft	400	280	484	440	528	294
Prior Land	$14,400					
Prior Total	$102,200					
Comp Land Estimate	$16,000	$14,000	$14,000	$16,000	$13,000	$13,000
Sale Date		6/2/2020	7/30/2019	10/1/2020	8/28/2020	3/27/2020
Sale Price		$130,000	$149,900	$158,200	$150,500	$160,000
Time Adj Sale Price		$130,200	$154,400	$158,200	$150,500	$161,100
TADJSP/SQFT		$125.43	$148.46	$152.12	$144.71	$143.84
Total Adj Factors	$64,400	$64,100	$66,000	$66,400	$64,100	$68,800
Adjusted Sale Price		$130,500	$152,800	$156,200	$150,800	$156,700
Comparable Estimate	$149,000 ($147.82/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	92.18-2-5	92.14-5-21	102.12-6-14	102.12-6-18	102.12-6-9	91.12-4-1
Owner	LLMR LLC	Elmore, Kristen Viola	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Rubeck, Spencer
Address	117 Crandon Blvd	230 Crandon Blvd	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	85 Unionvale 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	111	111	110	110	110	103
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	75 x 105	50 x 145	51 x 142	45 x 147	60 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1965 / 0	1960 / 0	1957 / 0	1961 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.7	1.7	1.5
Bedrooms	5	5	4	5	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	1092	1216	980	1232	850
2nd Sty Area	910	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1820	1911	1768	1715	2156	1772
Att/Det Gar Sqft			528	528	576	275
Prior Land	$12,800					
Prior Total	$112,700					
Comp Land Estimate	$14,000	$16,000	$17,200	$17,200	$16,100	$15,000
Sale Date		11/1/2019	6/10/2019	4/25/2019	5/28/2020	6/19/2018
Sale Price		$153,000	$169,000	$165,000	$185,000	$154,900
Time Adj Sale Price		$155,600	$174,700	$171,600	$185,600	$169,400
TADJSP/SQFT		$81.42	$98.81	$100.06	$86.09	$95.60
Total Adj Factors	$78,200	$84,600	$81,900	$80,100	$97,200	$85,700
Adjusted Sale Price		$149,200	$171,000	$169,700	$166,600	$161,900
Comparable Estimate	$164,000 ($90.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143003	143089	143089
Print Key	92.14-3-42.112	91.20-11-42	91.15-12-37	103.68-3-6	91.06-15-31	91.05-5-4
Owner	Podolic , Daniel A	Grimes, Beth M	Ahmed, Zamil	Thomas, Debra	Ott, Katherine	Cudmore, Sarah C
Address	120 Crandon Blvd	242 Clover Pl	73 Vegola Ave	134 Lackawanna Ave	48 Oehman Blvd	14 Mapleview 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	111	109	109	206	102	102
School Code	143002	143002	143002	143007	143003	143003
Site No.	1	1	1	1	1	1
Land Size	60 x 135	51 x 157	70 x 120	61 x 115	50 x 140	44 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1950 / 0	1955 / 0	1949 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1119	948	1269	1008	1104	795
2nd Sty Area	780	1092	996	1008	1104	800
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 324	0 0
SFLA	1899	2040	2265	2016	2208	1595
Att/Det Gar Sqft	399		440	720	575	440
Prior Land	$14,400					
Prior Total	$133,630					
Comp Land Estimate	$16,000	$18,000	$19,000	$0	$17,000	$15,000
Sale Date		12/28/2018	8/9/2019	7/12/2019	7/31/2019	4/2/2020
Sale Price		$156,900	$209,900	$145,000	$195,000	$133,000
Time Adj Sale Price		$165,800	$215,500	$149,400	$200,900	$133,700
TADJSP/SQFT		$81.27	$95.14	$74.11	$90.99	$83.82
Total Adj Factors	$89,900	$78,300	$96,600	$0	$88,100	$67,500
Adjusted Sale Price		$177,400	$208,800	$0	$202,700	$156,100
Comparable Estimate	$186,000 ($97.95/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	143003	143003
Print Key	92.18-2-6	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	Wnuk, James W	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	121 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1260	1176	1217	1140	1116	924
2nd Sty Area	1118	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2378	2352	2390	2280	2268	2268
Att/Det Gar Sqft	624	484	484	440	400	1,200
Prior Land	$12,800					
Prior Total	$140,500					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$95,500	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$238,900	$193,400	$227,800	$189,300	$154,400
Comparable Estimate	$201,000 ($84.52/SFLA)					

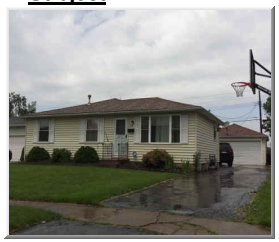
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-42.13	92.18-7-49.1	92.18-2-38	92.18-10-11	92.14-7-34	92.14-6-27
Owner	Marciniak, Roy H	Wass, Jeffrey	Mazzu, Patrick J	Wohlfehrt, Kellie J	Cielinski, Timothy A	Zimmerman, Renee K
Address	124 Crandon Blvd	280 Meadowlawn Rd	154 Poinciana Pkwy	47 Diane Dr	57 Royal Palm Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	55 x 130	50 x 120	60 x 104	50 x 105	50 x 105
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1963 / 0	1967 / 0	1958 / 0	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	960	912	1040	1038	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 520	0 0	0 0	0 0
SFLA	960	912	1040	1038	971	1040
Att/Det Gar Sqft	440	600	484	280	352	528
Prior Land	$14,400					
Prior Total	$96,800					
Comp Land Estimate	$16,000	$15,000	$14,000	$14,000	$13,000	$13,000
Sale Date		7/28/2020	7/30/2019	6/2/2020	10/13/2020	8/28/2020
Sale Price		$190,500	$149,900	$130,000	$175,000	$150,500
Time Adj Sale Price		$190,500	$154,400	$130,200	$175,000	$150,500
TADJSP/SQFT		$208.88	$148.46	$125.43	$180.23	$144.71
Total Adj Factors	$62,600	$68,900	$66,000	$64,100	$58,500	$64,100
Adjusted Sale Price		$184,200	$151,000	$128,700	$179,100	$149,000
Comparable Estimate	$158,000 ($164.58/SFLA)					

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

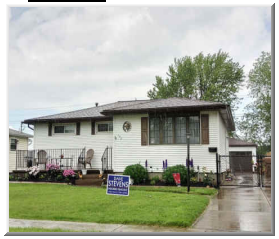
Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-2-7	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	DiTondo, Richard L	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	125 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1361	1176	1217	1140	1116	924
2nd Sty Area	936	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 220	0 0	0 0	0 0	0 0	0 0
SFLA	2297	2352	2390	2280	2268	2268
Att/Det Gar Sqft	528	484	484	440	400	1,200
Prior Land	$12,800					
Prior Total	$119,320					
Comp Land Estimate	$14,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$88,800	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$232,200	$186,700	$221,100	$182,600	$147,700
Comparable Estimate	$194,000 ($84.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-42.12	92.18-11-23	92.14-3-15	92.14-4-3	92.18-4-60	92.18-7-7
Owner	Jobity, Robyn E	Strychalski, Timothy	Gorny, Matthew J	Carlson, Craig	Rogers, Scott M	Herod, Steven J
Address	128 Crandon Blvd	95 Temple Dr	57 Moorman Dr	70 Harbour Dr	154 Temple Dr	203 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 135	65 x 104	52 x 129	89 x 122	50 x 104	50 x 130
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1987 / 0	1960 / 0	1967 / 0	1964 / 0	1962 / 0	1958 / 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 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	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	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1470	1316	1176	1220	1120	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 438	0 588	0 0	0 468	0 400
SFLA	1470	1316	1176	1220	1120	1250
Att/Det Gar Sqft	440	484	308	280	294	528
Prior Land	$14,400					
Prior Total	$134,460					
Comp Land Estimate	$16,000	$15,000	$15,000	$18,000	$13,000	$14,000
Sale Date		8/31/2020	1/24/2020	4/24/2020	3/27/2020	12/18/2019
Sale Price		$192,000	$151,500	$150,000	$160,000	$180,000
Time Adj Sale Price		$192,000	$153,000	$150,800	$161,100	$182,400
TADJSP/SQFT		$145.90	$130.10	$123.61	$143.84	$145.92
Total Adj Factors	$90,400	$80,800	$72,700	$74,000	$68,800	$75,900
Adjusted Sale Price		$201,600	$170,700	$167,200	$182,700	$196,900
Comparable Estimate	$184,000 ($125.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-2-8	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	129 Crandon LLC	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	129 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1118	1176	1217	1140	1116	924
2nd Sty Area	1144	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2352	2390	2280	2268	2268
Att/Det Gar Sqft	440	484	484	440	400	1,200
Prior Land	$13,100					
Prior Total	$117,600					
Comp Land Estimate	$15,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$83,800	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$227,200	$181,700	$216,100	$177,600	$142,700
Comparable Estimate	$189,000 ($83.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-41	92.18-7-49.1	92.18-7-51	92.14-6-7	92.14-7-34	92.14-6-27
Owner	Krathaus, Charles	Wass, Jeffrey	Stock, Kimberly L	Garcia, Aracelys	Cielinski, Timothy A	Zimmerman, Renee K
Address	132 Crandon Blvd	280 Meadowlawn Rd	276 Meadowlawn Rd	46 Royal Palm Dr	57 Royal Palm Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	55 x 130	50 x 130	50 x 105	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1962 / 0	1963 / 0	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	912	864	936	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 480	0 0	0 300	0 0	0 0
SFLA	912	912	864	936	971	1040
Att/Det Gar Sqft	484	600	400	352	352	528
Prior Land	$12,800					
Prior Total	$102,900					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		7/28/2020	5/7/2020	12/23/2019	10/13/2020	8/28/2020
Sale Price		$190,500	$141,000	$145,000	$175,000	$150,500
Time Adj Sale Price		$190,500	$141,500	$146,900	$175,000	$150,500
TADJSP/SQFT		$208.88	$163.77	$156.94	$180.23	$144.71
Total Adj Factors	$60,100	$68,900	$55,200	$57,500	$58,500	$64,100
Adjusted Sale Price		$181,700	$146,400	$149,500	$176,600	$146,500
Comparable Estimate	$160,000 ($175.44/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-9	92.14-5-21	102.12-6-14	102.12-6-18	102.12-6-9	91.12-4-1
Owner	Bates, Sharon J	Elmore, Kristen Viola	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Rubeck, Spencer
Address	133 Crandon Blvd	230 Crandon Blvd	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	85 Unionvale 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	111	111	110	110	110	103
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	75 x 105	50 x 145	51 x 142	45 x 147	60 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1960 / 0	1957 / 0	1961 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.7	1.7	1.5
Bedrooms	5	5	4	5	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	1092	1216	980	1232	850
2nd Sty Area	910	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1820	1911	1768	1715	2156	1772
Att/Det Gar Sqft	484		528	528	576	275
Prior Land	$13,100					
Prior Total	$118,700					
Comp Land Estimate	$15,000	$16,000	$17,200	$17,200	$16,100	$15,000
Sale Date		11/1/2019	6/10/2019	4/25/2019	5/28/2020	6/19/2018
Sale Price		$153,000	$169,000	$165,000	$185,000	$154,900
Time Adj Sale Price		$155,600	$174,700	$171,600	$185,600	$169,400
TADJSP/SQFT		$81.42	$98.81	$100.06	$86.09	$95.60
Total Adj Factors	$83,300	$84,600	$81,900	$80,100	$97,200	$85,700
Adjusted Sale Price		$154,300	$176,100	$174,800	$171,700	$167,000
Comparable Estimate	$169,000 ($92.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-40	92.18-4-60	92.14-3-15	92.18-4-28	92.14-6-27	92.18-2-38
Owner	Baumgart Eric J	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Zimmerman, Renee K	Mazzu, Patrick J
Address	136 Crandon Blvd	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 104	52 x 129	52 x 104	50 x 105	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1967 / 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	C Average 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	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1080	1120	1176	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 468	0 588	0 0	0 0	0 520
SFLA	1080	1120	1176	1092	1040	1040
Att/Det Gar Sqft	462	294	308	294	528	484
Prior Land	$12,800					
Prior Total	$106,500					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$13,000	$14,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	8/28/2020	7/30/2019
Sale Price		$160,000	$151,500	$158,000	$150,500	$149,900
Time Adj Sale Price		$161,100	$153,000	$158,500	$150,500	$154,400
TADJSP/SQFT		$143.84	$130.10	$145.15	$144.71	$148.46
Total Adj Factors	$66,200	$68,800	$72,700	$64,000	$64,100	$66,000
Adjusted Sale Price		$158,500	$146,500	$160,700	$152,600	$154,600
Comparable Estimate	$155,000 ($143.52/SFLA)					

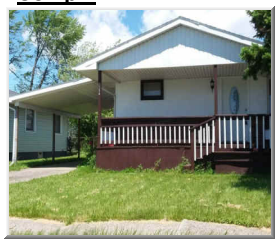
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-2-10	92.18-1-33	92.18-7-54	92.17-11-16	92.18-14-60.2	92.18-16-39
Owner	Fromholzer Carl P	Sluce, Christopher M	Barrea, Christopher J	Alharbi, Amin	Boron, Zachary	Nguyen, Donny
Address	137 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	688 Dick Rd	200 Evane Dr	2272 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	111	111	111	110	202	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	51 x 125	60 x 130	50 x 86	110 x 116	67 x 110
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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1962 / 0	1960 / 0	1985 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1176	1217	1140	1116	924
2nd Sty Area	1118	1176	1173	1140	1152	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2210	2352	2390	2280	2268	2268
Att/Det Gar Sqft	440	484	484	440	400	1,200
Prior Land	$13,100					
Prior Total	$117,800					
Comp Land Estimate	$15,000	$14,000	$16,000	$13,300	$21,000	$16,000
Sale Date		9/11/2020	7/1/2019	4/15/2020	12/30/2019	11/26/2018
Sale Price		$250,000	$184,000	$235,000	$198,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$236,200	$200,600	$190,200
TADJSP/SQFT		$106.29	$79.33	$103.60	$88.45	$83.86
Total Adj Factors	$82,400	$106,600	$91,700	$103,900	$106,800	$131,300
Adjusted Sale Price		$225,800	$180,300	$214,700	$176,200	$141,300
Comparable Estimate	$188,000 ($85.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-39	92.14-3-15	92.18-4-60	92.14-4-3	92.18-5-57	92.18-4-28
Owner	Zawistowski Jo Ann V	Gorny, Matthew J	Rogers, Scott M	Carlson, Craig	Yosufi, Ahmad N	Zygmunt, Jessica D
Address	140 Crandon Blvd	57 Moorman Dr	154 Temple Dr	70 Harbour Dr	140 Diane Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	52 x 129	50 x 104	89 x 122	56 x 104	52 x 104
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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1962 / 0	1964 / 0	1960 / 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 105	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 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	1159	1176	1120	1220	1172	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 585	0 588	0 468	0 0	0 520	0 0
SFLA	1159	1176	1120	1220	1172	1092
Att/Det Gar Sqft	837	308	294	280	352	294
Prior Land	$13,500					
Prior Total	$120,300					
Comp Land Estimate	$15,000	$15,000	$13,000	$18,000	$14,000	$13,000
Sale Date		1/24/2020	3/27/2020	4/24/2020	10/7/2019	5/6/2020
Sale Price		$151,500	$160,000	$150,000	$180,000	$158,000
Time Adj Sale Price		$153,000	$161,100	$150,800	$183,600	$158,500
TADJSP/SQFT		$130.10	$143.84	$123.61	$156.66	$145.15
Total Adj Factors	$75,800	$72,700	$68,800	$74,000	$78,900	$64,000
Adjusted Sale Price		$156,100	$168,100	$152,600	$180,500	$170,300
Comparable Estimate	$166,000 ($143.23/SFLA)					

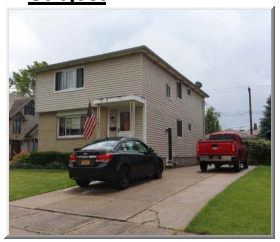
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-11	92.14-5-21	102.12-6-14	102.12-6-18	102.12-6-9	91.12-4-1
Owner	Cudeck , Richard J	Elmore, Kristen Viola	Webb, Russell E	Bird, Stephen B	Booth, Patricia	Rubeck, Spencer
Address	141 Crandon Blvd	230 Crandon Blvd	103 Zoerb Ave	119 Zoerb Ave	71 Zoerb Ave	85 Unionvale 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	111	111	110	110	110	103
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	75 x 105	50 x 145	51 x 142	45 x 147	60 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1960 / 0	1957 / 0	1961 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.7	1.7	1.5
Bedrooms	5	5	4	5	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	1092	1216	980	1232	850
2nd Sty Area	910	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1820	1911	1768	1715	2156	1772
Att/Det Gar Sqft	480		528	528	576	275
Prior Land	$13,100					
Prior Total	$116,500					
Comp Land Estimate	$15,000	$16,000	$17,200	$17,200	$16,100	$15,000
Sale Date		11/1/2019	6/10/2019	4/25/2019	5/28/2020	6/19/2018
Sale Price		$153,000	$169,000	$165,000	$185,000	$154,900
Time Adj Sale Price		$155,600	$174,700	$171,600	$185,600	$169,400
TADJSP/SQFT		$81.42	$98.81	$100.06	$86.09	$95.60
Total Adj Factors	$81,000	$84,600	$81,900	$80,100	$97,200	$85,700
Adjusted Sale Price		$152,000	$173,800	$172,500	$169,400	$164,700
Comparable Estimate	$166,000 ($91.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-38	92.18-4-60	92.14-3-15	92.18-4-28	92.14-4-3	92.14-6-27
Owner	Molik Joseph T	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Carlson, Craig	Zimmerman, Renee K
Address	144 Crandon Blvd	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	70 Harbour Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 104	52 x 129	52 x 104	89 x 122	50 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1967 / 0	1966 / 0	1964 / 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 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	1 / 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	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	1124	1120	1176	1092	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 468	0 588	0 0	0 0	0 0
SFLA	1124	1120	1176	1092	1220	1040
Att/Det Gar Sqft	540	294	308	294	280	528
Prior Land	$12,800					
Prior Total	$114,000					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$18,000	$13,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	4/24/2020	8/28/2020
Sale Price		$160,000	$151,500	$158,000	$150,000	$150,500
Time Adj Sale Price		$161,100	$153,000	$158,500	$150,800	$150,500
TADJSP/SQFT		$143.84	$130.10	$145.15	$123.61	$144.71
Total Adj Factors	$71,900	$68,800	$72,700	$64,000	$74,000	$64,100
Adjusted Sale Price		$164,200	$152,200	$166,400	$148,700	$158,300
Comparable Estimate	$158,000 ($140.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143003	143089	143003
Print Key	92.18-2-12	92.18-1-33	92.18-7-54	92.18-14-60.2	92.17-11-16	92.18-16-39
Owner	Ferraina Peter	Sluce, Christopher M	Barrea, Christopher J	Boron, Zachary	Alharbi, Amin	Nguyen, Donny
Address	145 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	200 Evane Dr	688 Dick Rd	2272 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	111	111	111	202	110	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	51 x 125	60 x 130	110 x 116	50 x 86	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1962 / 0	1985 / 0	1960 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
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 Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1176	1217	1116	1140	924
2nd Sty Area	1118	1176	1173	1152	1140	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2210	2352	2390	2268	2280	2268
Att/Det Gar Sqft	300	484	484	400	440	1,200
Prior Land	$13,100					
Prior Total	$120,200					
Comp Land Estimate	$15,000	$14,000	$16,000	$21,000	$13,300	$16,000
Sale Date		9/11/2020	7/1/2019	12/30/2019	4/15/2020	11/26/2018
Sale Price		$250,000	$184,000	$198,000	$235,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$200,600	$236,200	$190,200
TADJSP/SQFT		$106.29	$79.33	$88.45	$103.60	$83.86
Total Adj Factors	$83,700	$106,600	$91,700	$106,800	$103,900	$131,300
Adjusted Sale Price		$227,100	$181,600	$177,500	$216,000	$142,600
Comparable Estimate	$189,000 ($85.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-37	92.14-6-27	92.18-2-38	92.18-4-60	92.14-3-15	92.18-6-13
Owner	Wood, Donald E	Zimmerman, Renee K	Mazzu, Patrick J	Rogers, Scott M	Gorny, Matthew J	Schuler, Gregory J
Address	148 Crandon Blvd	69 Biscayne Dr	154 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 105	50 x 120	50 x 104	52 x 129	56 x 104
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	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1967 / 0	1962 / 0	1967 / 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	1 / 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	2 / 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	1024	1040	1040	1120	1176	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 520	0 468	0 588	0 250
SFLA	1024	1040	1040	1120	1176	1040
Att/Det Gar Sqft	280	528	484	294	308	352
Prior Land	$12,800					
Prior Total	$105,700					
Comp Land Estimate	$14,000	$13,000	$14,000	$13,000	$15,000	$14,000
Sale Date		8/28/2020	7/30/2019	3/27/2020	1/24/2020	1/7/2020
Sale Price		$150,500	$149,900	$160,000	$151,500	$155,000
Time Adj Sale Price		$150,500	$154,400	$161,100	$153,000	$156,600
TADJSP/SQFT		$144.71	$148.46	$143.84	$130.10	$150.58
Total Adj Factors	$66,200	$64,100	$66,000	$68,800	$72,700	$64,700
Adjusted Sale Price		$152,600	$154,600	$158,500	$146,500	$158,100
Comparable Estimate	$154,000 ($150.39/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	143003	143089	143003
Print Key	92.18-2-13	92.18-1-33	92.18-7-54	92.18-14-60.2	92.17-11-16	92.18-16-39
Owner	Mergenthaler David L	Sluce, Christopher M	Barrea, Christopher J	Boron, Zachary	Alharbi, Amin	Nguyen, Donny
Address	149 Crandon Blvd	24 Poinciana Pkwy	264 Meadowlawn Rd	200 Evane Dr	688 Dick Rd	2272 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	111	111	111	202	110	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 135	51 x 125	60 x 130	110 x 116	50 x 86	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1962 / 0	1985 / 0	1960 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
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 Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 2	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1092	1176	1217	1116	1140	924
2nd Sty Area	1092	1176	1173	1152	1140	1344
Fin Bsmt/Fin Rec Rm	0 288	0 0	0 0	0 0	0 0	0 0
SFLA	2184	2352	2390	2268	2280	2268
Att/Det Gar Sqft	480	484	484	400	440	1,200
Prior Land	$13,100					
Prior Total	$124,200					
Comp Land Estimate	$15,000	$14,000	$16,000	$21,000	$13,300	$16,000
Sale Date		9/11/2020	7/1/2019	12/30/2019	4/15/2020	11/26/2018
Sale Price		$250,000	$184,000	$198,000	$235,000	$179,000
Time Adj Sale Price		$250,000	$189,600	$200,600	$236,200	$190,200
TADJSP/SQFT		$106.29	$79.33	$88.45	$103.60	$83.86
Total Adj Factors	$88,200	$106,600	$91,700	$106,800	$103,900	$131,300
Adjusted Sale Price		$231,600	$186,100	$182,000	$220,500	$147,100
Comparable Estimate	$193,000 ($88.37/SFLA)					

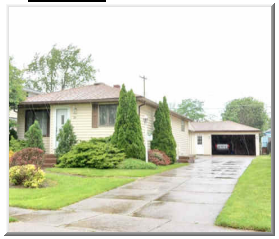
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-36	92.18-2-38	92.14-6-27	92.14-3-15	92.18-4-60	92.18-4-28
Owner	Bach, Joseph R	Mazzu, Patrick J	Zimmerman, Renee K	Gorny, Matthew J	Rogers, Scott M	Zygmunt, Jessica D
Address	152 Crandon Blvd	154 Poinciana Pkwy	69 Biscayne Dr	57 Moorman Dr	154 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	50 x 120	50 x 105	52 x 129	50 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1963 / 0	1967 / 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 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	2 / N	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	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1176	1120	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 270	0 520	0 0	0 588	0 468	0 0
SFLA	1040	1040	1040	1176	1120	1092
Att/Det Gar Sqft	315	484	528	308	294	294
Prior Land	$13,500					
Prior Total	$112,000					
Comp Land Estimate	$15,000	$14,000	$13,000	$15,000	$13,000	$13,000
Sale Date		7/30/2019	8/28/2020	1/24/2020	3/27/2020	5/6/2020
Sale Price		$149,900	$150,500	$151,500	$160,000	$158,000
Time Adj Sale Price		$154,400	$150,500	$153,000	$161,100	$158,500
TADJSP/SQFT		$148.46	$144.71	$130.10	$143.84	$145.15
Total Adj Factors	$71,900	$66,000	$64,100	$72,700	$68,800	$64,000
Adjusted Sale Price		$160,300	$158,300	$152,200	$164,200	$166,400
Comparable Estimate	$160,000 ($153.85/SFLA)					

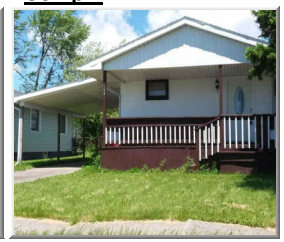
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-35	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Panaro, Stephen A	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	156 Crandon Blvd	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	143002	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	6	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1091	1309	1028	849	1336	1066
2nd Sty Area	585	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 0	0 1200	0 0
SFLA	1676	2068	1606	1269	2040	1586
Att/Det Gar Sqft	374	440	280	330	308	484
Prior Land	$12,800					
Prior Total	$99,200					
Comp Land Estimate	$14,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$77,900	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$212,000	$190,800	$168,600	$146,200	$189,700
Comparable Estimate	$181,000 ($108/SFLA)					

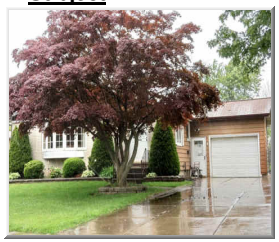
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143003	143089	143089
Print Key	92.18-2-14	92.18-14-26	103.06-1-20	103.06-2-34	92.17-12-32	91.12-7-5
Owner	Gladysz Jan Z	Nguyen, Trang	Johnson, Tonya	Bailey, Rhiannon M	Che, Kenneth	Gemmer, Jason C
Address	157 Crandon Blvd	303 Claudette Ct	62 Barnabas Dr	8 Mary Lou Dr	95 Santin Dr	32 Eastvale 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	111	202	203	203	110	103
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 135	69 x 113	56 x 105	53 x 105	65 x 90	60 x 112
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1970 / 0	1965 / 0	1970 / 0	1961 / 2010	1946 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air 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 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	6	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 0
1st Sty Area	1677	1158	1148	1134	1215	990
2nd Sty Area	816	974	1130	594	1215	1154
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 520	0 240	0 0	0 128
SFLA	2493	2132	2278	1728	2310	2144
Att/Det Gar Sqft		552	308	286		300
Prior Land	$19,600					
Prior Total	$175,130					
Comp Land Estimate	$20,000	$17,000	$0	$0	$15,600	$14,000
Sale Date		7/30/2019	11/19/2018	11/4/2019	4/5/2018	10/12/2018
Sale Price		$133,000	$225,000	$164,900	$205,000	$176,000
Time Adj Sale Price		$137,000	$239,100	$167,700	$226,600	$188,100
TADJSP/SQFT		$64.26	$104.96	$97.05	$98.10	$87.73
Total Adj Factors	$102,000	$70,200	$0	$0	$123,700	$89,900
Adjusted Sale Price		$168,800	$0	$0	$204,900	$200,200
Comparable Estimate	$191,000 ($76.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-15	92.18-2-38	92.18-7-49.1	92.14-7-34	92.18-4-60	92.14-6-27
Owner	Dailey, Ralph	Mazzu, Patrick J	Wass, Jeffrey	Cielinski, Timothy A	Rogers, Scott M	Zimmerman, Renee K
Address	161 Crandon Blvd	154 Poinciana Pkwy	280 Meadowlawn Rd	57 Royal Palm Dr	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	43 x 130	50 x 120	55 x 130	50 x 105	50 x 104	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 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	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	1 / N	1 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	912	971	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 520	0 480	0 0	0 468	0 0
SFLA	960	1040	912	971	1120	1040
Att/Det Gar Sqft	280	484	600	352	294	528
Prior Land	$11,000					
Prior Total	$96,200					
Comp Land Estimate	$13,000	$14,000	$15,000	$13,000	$13,000	$13,000
Sale Date		7/30/2019	7/28/2020	10/13/2020	3/27/2020	8/28/2020
Sale Price		$149,900	$190,500	$175,000	$160,000	$150,500
Time Adj Sale Price		$154,400	$190,500	$175,000	$161,100	$150,500
TADJSP/SQFT		$148.46	$208.88	$180.23	$143.84	$144.71
Total Adj Factors	$57,900	$66,000	$68,900	$58,500	$68,800	$64,100
Adjusted Sale Price		$146,300	$179,500	$174,400	$150,200	$144,300
Comparable Estimate	$159,000 ($165.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-34	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Boersch , Gerald R	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	162 Crandon Blvd	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	143002	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	50 x 130	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	3	6	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1091	1309	1028	849	1336	1066
2nd Sty Area	572	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 0	0 1200	0 0
SFLA	1663	2068	1606	1269	2040	1586
Att/Det Gar Sqft	480	440	280	330	308	484
Prior Land	$12,800					
Prior Total	$105,100					
Comp Land Estimate	$14,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$75,600	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$209,700	$188,500	$166,300	$143,900	$187,400
Comparable Estimate	$179,000 ($107.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-33	92.18-4-60	92.14-3-15	92.18-4-28	92.14-4-3	92.14-6-27
Owner	Imiolo, Richard J	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Carlson, Craig	Zimmerman, Renee K
Address	164 Crandon Blvd	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	70 Harbour Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 133	50 x 104	52 x 129	52 x 104	89 x 122	50 x 105
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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1967 / 0	1966 / 0	1964 / 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 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	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	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	1131	1120	1176	1092	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 340	0 468	0 588	0 0	0 0	0 0
SFLA	1131	1120	1176	1092	1220	1040
Att/Det Gar Sqft	814	294	308	294	280	528
Prior Land	$13,600					
Prior Total	$116,400					
Comp Land Estimate	$15,000	$13,000	$15,000	$13,000	$18,000	$13,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	4/24/2020	8/28/2020
Sale Price		$160,000	$151,500	$158,000	$150,000	$150,500
Time Adj Sale Price		$161,100	$153,000	$158,500	$150,800	$150,500
TADJSP/SQFT		$143.84	$130.10	$145.15	$123.61	$144.71
Total Adj Factors	$72,500	$68,800	$72,700	$64,000	$74,000	$64,100
Adjusted Sale Price		$164,800	$152,800	$167,000	$149,300	$158,900
Comparable Estimate	$159,000 ($140.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-16	92.18-4-60	92.18-4-28	92.14-3-15	92.18-2-38	92.14-6-27
Owner	Cooke, Richard C	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Mazzu, Patrick J	Zimmerman, Renee K
Address	165 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	154 Poinciana Pkwy	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	46 x 130	50 x 104	52 x 104	52 x 129	50 x 120	50 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	1964 / 0	1962 / 0	1966 / 0	1967 / 0	1967 / 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 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	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	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	1106	1120	1092	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 468	0 0	0 588	0 520	0 0
SFLA	1106	1120	1092	1176	1040	1040
Att/Det Gar Sqft	440	294	294	308	484	528
Prior Land	$11,800					
Prior Total	$110,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$14,000	$13,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	7/30/2019	8/28/2020
Sale Price		$160,000	$158,000	$151,500	$149,900	$150,500
Time Adj Sale Price		$161,100	$158,500	$153,000	$154,400	$150,500
TADJSP/SQFT		$143.84	$145.15	$130.10	$148.46	$144.71
Total Adj Factors	$67,400	$68,800	$64,000	$72,700	$66,000	$64,100
Adjusted Sale Price		$159,700	$161,900	$147,700	$155,800	$153,800
Comparable Estimate	$156,000 ($141.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-32	92.18-4-60	92.18-4-28	92.14-3-15	92.14-6-27	92.18-2-38
Owner	Rockey, Charlotte	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Zimmerman, Renee K	Mazzu, Patrick J
Address	166 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	69 Biscayne Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 144	50 x 104	52 x 104	52 x 129	50 x 105	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1967 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	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 / 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	1102	1120	1092	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 290	0 468	0 0	0 588	0 0	0 520
SFLA	1102	1120	1092	1176	1040	1040
Att/Det Gar Sqft	280	294	294	308	528	484
Prior Land	$13,600					
Prior Total	$109,600					
Comp Land Estimate	$15,000	$13,000	$13,000	$15,000	$13,000	$14,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	8/28/2020	7/30/2019
Sale Price		$160,000	$158,000	$151,500	$150,500	$149,900
Time Adj Sale Price		$161,100	$158,500	$153,000	$150,500	$154,400
TADJSP/SQFT		$143.84	$145.15	$130.10	$144.71	$148.46
Total Adj Factors	$67,500	$68,800	$64,000	$72,700	$64,100	$66,000
Adjusted Sale Price		$159,800	$162,000	$147,800	$153,900	$155,900
Comparable Estimate	$156,000 ($141.56/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-31	92.18-4-28	92.18-4-60	92.14-6-27	92.18-2-38	92.14-3-15
Owner	Robichaud, David E	Zygmunt, Jessica D	Rogers, Scott M	Zimmerman, Renee K	Mazzu, Patrick J	Gorny, Matthew J
Address	168 Crandon Blvd	235 Poinciana Pkwy	154 Temple Dr	69 Biscayne Dr	154 Poinciana Pkwy	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 161	52 x 104	50 x 104	50 x 105	50 x 120	52 x 129
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	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1962 / 0	1963 / 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 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	1062	1092	1120	1040	1040	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 520	0 588
SFLA	1062	1092	1120	1040	1040	1176
Att/Det Gar Sqft	336	294	294	528	484	308
Prior Land	$14,500					
Prior Total	$105,000					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$14,000	$15,000
Sale Date		5/6/2020	3/27/2020	8/28/2020	7/30/2019	1/24/2020
Sale Price		$158,000	$160,000	$150,500	$149,900	$151,500
Time Adj Sale Price		$158,500	$161,100	$150,500	$154,400	$153,000
TADJSP/SQFT		$145.15	$143.84	$144.71	$148.46	$130.10
Total Adj Factors	$64,000	$64,000	$68,800	$64,100	$66,000	$72,700
Adjusted Sale Price		$158,500	$156,300	$150,400	$152,400	$144,300
Comparable Estimate	$152,000 ($143.13/SFLA)					

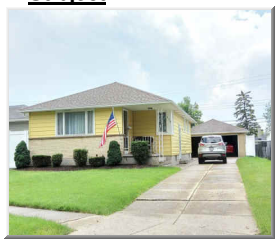
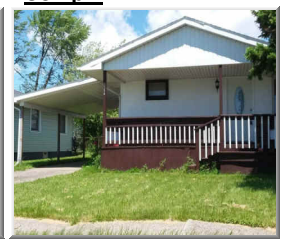
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-17	92.18-4-60	92.14-3-15	92.18-4-28	92.18-5-57	92.14-4-3
Owner	Fabian, Julia	Rogers, Scott M	Gorny, Matthew J	Zygmunt, Jessica D	Yosufi, Ahmad N	Carlson, Craig
Address	169 Crandon Blvd	154 Temple Dr	57 Moorman Dr	235 Poinciana Pkwy	140 Diane Dr	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 127	50 x 104	52 x 129	52 x 104	56 x 104	89 x 122
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	1964 / 0	1962 / 0	1967 / 0	1966 / 0	1960 / 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 110	C Average 105
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	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	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	1132	1120	1176	1092	1172	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 588	0 0	0 520	0 0
SFLA	1132	1120	1176	1092	1172	1220
Att/Det Gar Sqft	315	294	308	294	352	280
Prior Land	$12,800					
Prior Total	$112,000					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$14,000	$18,000
Sale Date		3/27/2020	1/24/2020	5/6/2020	10/7/2019	4/24/2020
Sale Price		$160,000	$151,500	$158,000	$180,000	$150,000
Time Adj Sale Price		$161,100	$153,000	$158,500	$183,600	$150,800
TADJSP/SQFT		$143.84	$130.10	$145.15	$156.66	$123.61
Total Adj Factors	$68,300	$68,800	$72,700	$64,000	$78,900	$74,000
Adjusted Sale Price		$160,600	$148,600	$162,800	$173,000	$145,100
Comparable Estimate	$158,000 ($139.58/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	92.18-2-18	92.18-4-60	92.18-4-28	92.14-3-15	92.18-2-38	92.14-6-27
Owner	Billings, Andrea M	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Mazzu, Patrick J	Zimmerman, Renee K
Address	173 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	154 Poinciana Pkwy	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 123	50 x 104	52 x 104	52 x 129	50 x 120	50 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	1964 / 0	1962 / 0	1966 / 0	1967 / 0	1967 / 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 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	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	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	1106	1120	1092	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 598	0 468	0 0	0 588	0 520	0 0
SFLA	1106	1120	1092	1176	1040	1040
Att/Det Gar Sqft	400	294	294	308	484	528
Prior Land	$12,600					
Prior Total	$111,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$14,000	$13,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	7/30/2019	8/28/2020
Sale Price		$160,000	$158,000	$151,500	$149,900	$150,500
Time Adj Sale Price		$161,100	$158,500	$153,000	$154,400	$150,500
TADJSP/SQFT		$143.84	$145.15	$130.10	$148.46	$144.71
Total Adj Factors	$67,900	$68,800	$64,000	$72,700	$66,000	$64,100
Adjusted Sale Price		$160,200	$162,400	$148,200	$156,300	$154,300
Comparable Estimate	$156,000 ($141.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-30	92.18-4-60	92.18-4-28	92.14-3-15	92.14-6-27	92.18-2-38
Owner	Conrad, Albert J IV	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Zimmerman, Renee K	Mazzu, Patrick J
Address	176 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	69 Biscayne Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 172	50 x 104	52 x 104	52 x 129	50 x 105	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1967 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	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	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1120	1092	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 370	0 468	0 0	0 588	0 0	0 520
SFLA	1108	1120	1092	1176	1040	1040
Att/Det Gar Sqft	220	294	294	308	528	484
Prior Land	$15,000					
Prior Total	$111,200					
Comp Land Estimate	$17,000	$13,000	$13,000	$15,000	$13,000	$14,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	8/28/2020	7/30/2019
Sale Price		$160,000	$158,000	$151,500	$150,500	$149,900
Time Adj Sale Price		$161,100	$158,500	$153,000	$150,500	$154,400
TADJSP/SQFT		$143.84	$145.15	$130.10	$144.71	$148.46
Total Adj Factors	$68,600	$68,800	$64,000	$72,700	$64,100	$66,000
Adjusted Sale Price		$160,900	$163,100	$148,900	$155,000	$157,000
Comparable Estimate	$157,000 ($141.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-19	92.18-4-60	92.18-4-28	92.18-2-38	92.14-6-27	92.18-6-13
Owner	Bjornland, Roger	Rogers, Scott M	Zygmunt, Jessica D	Mazzu, Patrick J	Zimmerman, Renee K	Schuler, Gregory J
Address	177 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	154 Poinciana Pkwy	69 Biscayne Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 104	52 x 104	50 x 120	50 x 105	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1966 / 0	1967 / 0	1963 / 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	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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1054	1120	1092	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 468	0 0	0 520	0 0	0 250
SFLA	1054	1120	1092	1040	1040	1040
Att/Det Gar Sqft	345	294	294	484	528	352
Prior Land	$12,200					
Prior Total	$104,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$14,000
Sale Date		3/27/2020	5/6/2020	7/30/2019	8/28/2020	1/7/2020
Sale Price		$160,000	$158,000	$149,900	$150,500	$155,000
Time Adj Sale Price		$161,100	$158,500	$154,400	$150,500	$156,600
TADJSP/SQFT		$143.84	$145.15	$148.46	$144.71	$150.58
Total Adj Factors	$64,200	$68,800	$64,000	$66,000	$64,100	$64,700
Adjusted Sale Price		$156,500	$158,700	$152,600	$150,600	$156,100
Comparable Estimate	$155,000 ($147.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-29	92.18-4-28	92.18-4-60	92.14-3-15	92.14-6-27	92.18-2-38
Owner	Krupinski, Patrick S	Zygmunt, Jessica D	Rogers, Scott M	Gorny, Matthew J	Zimmerman, Renee K	Mazzu, Patrick J
Address	180 Crandon Blvd	235 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr	69 Biscayne Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 175	52 x 104	50 x 104	52 x 129	50 x 105	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1962 / 0	1967 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	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 / 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	1084	1092	1120	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 468	0 588	0 0	0 520
SFLA	1084	1092	1120	1176	1040	1040
Att/Det Gar Sqft		294	294	308	528	484
Prior Land	$14,500					
Prior Total	$103,400					
Comp Land Estimate	$16,000	$13,000	$13,000	$15,000	$13,000	$14,000
Sale Date		5/6/2020	3/27/2020	1/24/2020	8/28/2020	7/30/2019
Sale Price		$158,000	$160,000	$151,500	$150,500	$149,900
Time Adj Sale Price		$158,500	$161,100	$153,000	$150,500	$154,400
TADJSP/SQFT		$145.15	$143.84	$130.10	$144.71	$148.46
Total Adj Factors	$61,400	$64,000	$68,800	$72,700	$64,100	$66,000
Adjusted Sale Price		$155,900	$153,700	$141,700	$147,800	$149,800
Comparable Estimate	$150,000 ($138.38/SFLA)					

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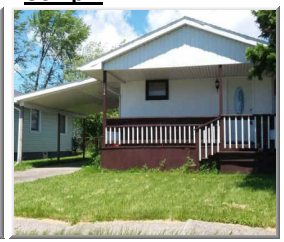
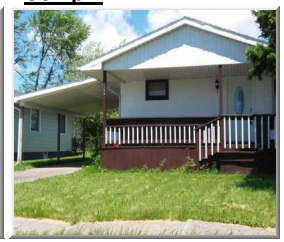
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-20	92.18-4-60	92.18-4-28	92.14-6-27	92.18-2-38	92.18-6-13
Owner	Krzyzykowski, Kay A	Rogers, Scott M	Zygmunt, Jessica D	Zimmerman, Renee K	Mazzu, Patrick J	Schuler, Gregory J
Address	181 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Poinciana Pkwy	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 104	52 x 104	50 x 105	50 x 120	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1966 / 0	1963 / 0	1967 / 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 No	2 Hot air 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 / 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	1064	1120	1092	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 520	0 250
SFLA	1064	1120	1092	1040	1040	1040
Att/Det Gar Sqft	480	294	294	528	484	352
Prior Land	$11,500					
Prior Total	$104,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$14,000
Sale Date		3/27/2020	5/6/2020	8/28/2020	7/30/2019	1/7/2020
Sale Price		$160,000	$158,000	$150,500	$149,900	$155,000
Time Adj Sale Price		$161,100	$158,500	$150,500	$154,400	$156,600
TADJSP/SQFT		$143.84	$145.15	$144.71	$148.46	$150.58
Total Adj Factors	$64,700	$68,800	$64,000	$64,100	$66,000	$64,700
Adjusted Sale Price		$157,000	$159,200	$151,100	$153,100	$156,600
Comparable Estimate	$155,000 ($145.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-3-28	92.18-4-60	92.18-4-28	92.14-3-15	92.14-6-27	92.18-3-31
Owner	Bernas, Kristin D	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Zimmerman, Renee K	Bryan, Janine N
Address	184 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	69 Biscayne Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 104	52 x 104	52 x 129	50 x 105	71 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1966 / 0	1967 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	2 / 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	1107	1120	1092	1176	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 528	0 468	0 0	0 588	0 0	0 300
SFLA	1107	1120	1092	1176	1040	1120
Att/Det Gar Sqft	210	294	294	308	528	308
Prior Land	$14,500					
Prior Total	$111,600					
Comp Land Estimate	$16,000	$13,000	$13,000	$15,000	$13,000	$15,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	8/28/2020	5/29/2019
Sale Price		$160,000	$158,000	$151,500	$150,500	$140,000
Time Adj Sale Price		$161,100	$158,500	$153,000	$150,500	$145,200
TADJSP/SQFT		$143.84	$145.15	$130.10	$144.71	$129.64
Total Adj Factors	$69,200	$68,800	$64,000	$72,700	$64,100	$71,300
Adjusted Sale Price		$161,500	$163,700	$149,500	$155,600	$143,100
Comparable Estimate	$155,000 ($140.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-21	92.18-4-28	92.18-4-60	92.14-3-15	92.18-2-38	92.14-6-27
Owner	Morreale, Joseph	Zygmunt, Jessica D	Rogers, Scott M	Gorny, Matthew J	Mazzu, Patrick J	Zimmerman, Renee K
Address	185 Crandon Blvd	235 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr	154 Poinciana Pkwy	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 104	52 x 129	50 x 120	50 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	1966 / 0	1966 / 0	1962 / 0	1967 / 0	1967 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	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	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	1092	1092	1120	1176	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 588	0 520	0 0
SFLA	1092	1092	1120	1176	1040	1040
Att/Det Gar Sqft	440	294	294	308	484	528
Prior Land	$11,500					
Prior Total	$107,400					
Comp Land Estimate	$13,000	$13,000	$13,000	$15,000	$14,000	$13,000
Sale Date		5/6/2020	3/27/2020	1/24/2020	7/30/2019	8/28/2020
Sale Price		$158,000	$160,000	$151,500	$149,900	$150,500
Time Adj Sale Price		$158,500	$161,100	$153,000	$154,400	$150,500
TADJSP/SQFT		$145.15	$143.84	$130.10	$148.46	$144.71
Total Adj Factors	$65,600	$64,000	$68,800	$72,700	$66,000	$64,100
Adjusted Sale Price		$160,100	$157,900	$145,900	$154,000	$152,000
Comparable Estimate	$154,000 ($141.03/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	92.18-2-22	92.18-4-60	92.18-4-28	92.14-3-15	92.14-4-3	92.18-5-57
Owner	Freeman Douglas G	Rogers, Scott M	Zygmunt, Jessica D	Gorny, Matthew J	Carlson, Craig	Yosufi, Ahmad N
Address	189 Crandon Blvd	154 Temple Dr	235 Poinciana Pkwy	57 Moorman Dr	70 Harbour Dr	140 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 104	52 x 104	52 x 129	89 x 122	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1966 / 0	1967 / 0	1964 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 110
Heat Type/Central Air	2 Hot air 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	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 / 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	1140	1120	1092	1176	1220	1172
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 468	0 0	0 588	0 0	0 520
SFLA	1140	1120	1092	1176	1220	1172
Att/Det Gar Sqft	330	294	294	308	280	352
Prior Land	$11,500					
Prior Total	$112,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$15,000	$18,000	$14,000
Sale Date		3/27/2020	5/6/2020	1/24/2020	4/24/2020	10/7/2019
Sale Price		$160,000	$158,000	$151,500	$150,000	$180,000
Time Adj Sale Price		$161,100	$158,500	$153,000	$150,800	$183,600
TADJSP/SQFT		$143.84	$145.15	$130.10	$123.61	$156.66
Total Adj Factors	$67,700	$68,800	$64,000	$72,700	$74,000	$78,900
Adjusted Sale Price		$160,000	$162,200	$148,000	$144,500	$172,400
Comparable Estimate	$157,000 ($137.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-23	92.14-6-27	92.18-4-28	92.18-2-38	92.18-4-60	92.18-6-13
Owner	Walczak, Nicholas J	Zimmerman, Renee K	Zygmunt, Jessica D	Mazzu, Patrick J	Rogers, Scott M	Schuler, Gregory J
Address	193 Crandon Blvd	69 Biscayne Dr	235 Poinciana Pkwy	154 Poinciana Pkwy	154 Temple Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 120	50 x 104	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1967 / 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 No	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 / 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	998	1040	1092	1040	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 520	0 468	0 250
SFLA	998	1040	1092	1040	1120	1040
Att/Det Gar Sqft	420	528	294	484	294	352
Prior Land	$11,500					
Prior Total	$100,400					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$14,000
Sale Date		8/28/2020	5/6/2020	7/30/2019	3/27/2020	1/7/2020
Sale Price		$150,500	$158,000	$149,900	$160,000	$155,000
Time Adj Sale Price		$150,500	$158,500	$154,400	$161,100	$156,600
TADJSP/SQFT		$144.71	$145.15	$148.46	$143.84	$150.58
Total Adj Factors	$60,300	$64,100	$64,000	$66,000	$68,800	$64,700
Adjusted Sale Price		$146,700	$154,800	$148,700	$152,600	$152,200
Comparable Estimate	$151,000 ($151.3/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	92.18-2-24	92.14-6-27	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60
Owner	Totaro, Joseph	Zimmerman, Renee K	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M
Address	197 Crandon Blvd	69 Biscayne Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 104	56 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1961 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	1 / 0	1 / 0
Bsmt 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	1040	1092	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 468
SFLA	1040	1040	1092	1040	1040	1120
Att/Det Gar Sqft	308	528	294	440	352	294
Prior Land	$11,500					
Prior Total	$102,700					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$13,000
Sale Date		8/28/2020	5/6/2020	12/17/2019	1/7/2020	3/27/2020
Sale Price		$150,500	$158,000	$163,500	$155,000	$160,000
Time Adj Sale Price		$150,500	$158,500	$165,700	$156,600	$161,100
TADJSP/SQFT		$144.71	$145.15	$159.33	$150.58	$143.84
Total Adj Factors	$61,700	$64,100	$64,000	$65,200	$64,700	$68,800
Adjusted Sale Price		$148,100	$156,200	$162,200	$153,600	$154,000
Comparable Estimate	$155,000 ($149.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-25	92.18-7-51	92.18-7-49.1	92.14-6-7	92.14-7-34	92.14-6-27
Owner	Matla, Matthew J	Stock, Kimberly L	Wass, Jeffrey	Garcia, Aracelys	Cielinski, Timothy A	Zimmerman, Renee K
Address	201 Crandon Blvd	276 Meadowlawn Rd	280 Meadowlawn Rd	46 Royal Palm Dr	57 Royal Palm Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 130	55 x 130	50 x 105	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1963 / 0	1963 / 0	1964 / 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 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	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	864	912	936	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 300	0 0	0 0
SFLA	775	864	912	936	971	1040
Att/Det Gar Sqft		400	600	352	352	528
Prior Land	$11,500					
Prior Total	$78,400					
Comp Land Estimate	$13,000	$14,000	$15,000	$13,000	$13,000	$13,000
Sale Date		5/7/2020	7/28/2020	12/23/2019	10/13/2020	8/28/2020
Sale Price		$141,000	$190,500	$145,000	$175,000	$150,500
Time Adj Sale Price		$141,500	$190,500	$146,900	$175,000	$150,500
TADJSP/SQFT		$163.77	$208.88	$156.94	$180.23	$144.71
Total Adj Factors	$41,300	$55,200	$68,900	$57,500	$58,500	$64,100
Adjusted Sale Price		$127,600	$162,900	$130,700	$157,800	$127,700
Comparable Estimate	$141,000 ($181.94/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	92.14-4-20	92.14-5-21	102.12-6-9	102.12-6-14	102.12-6-18	102.08-9-2
Owner	Grady, Bart M	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Kaur, Amarjit
Address	204 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	36 Wellington Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	111	111	110	110	110	110
School Code	143002	143002	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 105	75 x 105	45 x 147	50 x 145	51 x 142	50 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1961 / 0	1960 / 0	1957 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	1.7	2.0
Bedrooms	5	5	5	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1118	1092	1232	1216	980	1384
2nd Sty Area	0	0	0	0	0	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 936
SFLA	1956	1911	2156	1768	1715	2320
Att/Det Gar Sqft	576		576	528	528	528
Prior Land	$14,400					
Prior Total	$131,600					
Comp Land Estimate	$16,000	$16,000	$16,100	$17,200	$17,200	$16,000
Sale Date		11/1/2019	5/28/2020	6/10/2019	4/25/2019	11/27/2018
Sale Price		$153,000	$185,000	$169,000	$165,000	$161,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,600	$171,100
TADJSP/SQFT		$81.42	$86.09	$98.81	$100.06	$73.75
Total Adj Factors	$89,500	$84,600	$97,200	$81,900	$80,100	$103,100
Adjusted Sale Price		$160,500	$177,900	$182,300	$181,000	$157,500
Comparable Estimate	$172,000 ($87.93/SFLA)					

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

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-26	92.14-6-27	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60
Owner	Fleischman, Abigail	Zimmerman, Renee K	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M
Address	205 Crandon Blvd	69 Biscayne Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 104	56 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1966 / 0	1961 / 0	1960 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	1 / 0	1 / 0
Bsmt 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	1040	1092	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 468
SFLA	1040	1040	1092	1040	1040	1120
Att/Det Gar Sqft	308	528	294	440	352	294
Prior Land	$11,500					
Prior Total	$100,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$13,000
Sale Date		8/28/2020	5/6/2020	12/17/2019	1/7/2020	3/27/2020
Sale Price		$150,500	$158,000	$163,500	$155,000	$160,000
Time Adj Sale Price		$150,500	$158,500	$165,700	$156,600	$161,100
TADJSP/SQFT		$144.71	$145.15	$159.33	$150.58	$143.84
Total Adj Factors	$61,700	$64,100	$64,000	$65,200	$64,700	$68,800
Adjusted Sale Price		$148,100	$156,200	$162,200	$153,600	$154,000
Comparable Estimate	$155,000 ($149.04/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

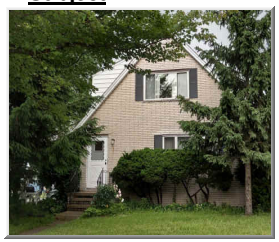
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-19	92.18-4-28	92.18-4-60	92.18-3-31	92.14-3-15	92.14-6-27
Owner	Guagenti, Leah M	Zygmunt, Jessica D	Rogers, Scott M	Bryan, Janine N	Gorny, Matthew J	Zimmerman, Renee K
Address	208 Crandon Blvd	235 Poinciana Pkwy	154 Temple Dr	204 Poinciana Pkwy	57 Moorman Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	52 x 104	50 x 104	71 x 105	52 x 129	50 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1962 / 0	1967 / 0	1967 / 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 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	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	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	1120	1092	1120	1120	1176	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 300	0 588	0 0
SFLA	1120	1092	1120	1120	1176	1040
Att/Det Gar Sqft	308	294	294	308	308	528
Prior Land	$12,700					
Prior Total	$111,600					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$15,000	$13,000
Sale Date		5/6/2020	3/27/2020	5/29/2019	1/24/2020	8/28/2020
Sale Price		$158,000	$160,000	$140,000	$151,500	$150,500
Time Adj Sale Price		$158,500	$161,100	$145,200	$153,000	$150,500
TADJSP/SQFT		$145.15	$143.84	$129.64	$130.10	$144.71
Total Adj Factors	$67,600	$64,000	$68,800	$71,300	$72,700	$64,100
Adjusted Sale Price		$162,100	$159,900	$141,500	$147,900	$154,000
Comparable Estimate	$153,000 ($136.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-2-27	92.14-5-21	102.12-6-9	102.08-9-2	91.20-1-1	102.12-6-14
Owner	Schmidt, Mark J	Elmore, Kristen Viola	Booth, Patricia	Kaur, Amarjit	Moses, Carolyn	Webb, Russell E
Address	209 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	36 Wellington Rd	3357 Genesee St	103 Zoerb Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	111	111	110	110	109	110
School Code	143002	143002	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	75 x 105	45 x 147	50 x 125	217 x 200	50 x 145
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1961 / 0	1970 / 0	1943 / 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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.7	1.7	2.0	2.0	1.7
Bedrooms	5	5	5	6	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1118	1092	1232	1384	1502	1216
2nd Sty Area	1118	0	0	936	399	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 936	0 0	0 0
SFLA	2236	1911	2156	2320	2510	1768
Att/Det Gar Sqft			576	528	576	528
Prior Land	$14,400					
Prior Total	$132,800					
Comp Land Estimate	$16,000	$16,000	$16,100	$16,000	$37,000	$17,200
Sale Date		11/1/2019	5/28/2020	11/27/2018	3/6/2020	6/10/2019
Sale Price		$153,000	$185,000	$161,000	$190,000	$169,000
Time Adj Sale Price		$155,600	$185,600	$171,100	$191,300	$174,700
TADJSP/SQFT		$81.42	$86.09	$73.75	$76.22	$98.81
Total Adj Factors	$96,200	$84,600	$97,200	$103,100	$121,200	$81,900
Adjusted Sale Price		$167,200	$184,600	$164,200	$166,300	$189,000
Comparable Estimate	$174,000 ($77.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-18	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.18-5-38
Owner	Rathbun, Michael	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	White, Kristie M
Address	212 Crandon Blvd	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 105	89 x 122	52 x 129	52 x 104	50 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 0	1966 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	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 / 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	1220	1220	1176	1092	1120	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 588	0 0	0 468	0 0
SFLA	1220	1220	1176	1092	1120	1268
Att/Det Gar Sqft	528	280	308	294	294	308
Prior Land	$14,400					
Prior Total	$125,100					
Comp Land Estimate	$16,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	11/12/2019
Sale Price		$150,000	$151,500	$158,000	$160,000	$178,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$181,000
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$142.74
Total Adj Factors	$77,500	$74,000	$72,700	$64,000	$68,800	$73,700
Adjusted Sale Price		$154,300	$157,800	$172,000	$169,800	$184,800
Comparable Estimate	$168,000 ($137.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.18-3-1	92.14-5-21	102.12-6-9	102.12-6-14	102.12-6-18	104.05-3-8.1
Owner	Stanley, Donna	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Costa, Perry
Address	215 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	5954 Transit 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	111	111	110	110	110	205
School Code	143002	143002	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 105	75 x 105	45 x 147	50 x 145	51 x 142	80 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1965 / 0	1961 / 0	1960 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	1.7	1.5
Bedrooms	5	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1118	1092	1232	1216	980	1036
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	1956	1911	2156	1768	1715	1813
Att/Det Gar Sqft	484		576	528	528	
Prior Land	$14,400					
Prior Total	$127,700					
Comp Land Estimate	$16,000	$16,000	$16,100	$17,200	$17,200	$0
Sale Date		11/1/2019	5/28/2020	6/10/2019	4/25/2019	5/1/2019
Sale Price		$153,000	$185,000	$169,000	$165,000	$105,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,600	$108,900
TADJSP/SQFT		$81.42	$86.09	$98.81	$100.06	$60.07
Total Adj Factors	$89,200	$84,600	$97,200	$81,900	$80,100	$0
Adjusted Sale Price		$160,200	$177,600	$182,000	$180,700	$0
Comparable Estimate	$175,000 ($89.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-2	92.18-7-51	92.18-7-49.1	92.14-6-7	92.14-7-34	92.14-6-27
Owner	Boyd, Joan M	Stock, Kimberly L	Wass, Jeffrey	Garcia, Aracelys	Cielinski, Timothy A	Zimmerman, Renee K
Address	219 Crandon Blvd	276 Meadowlawn Rd	280 Meadowlawn Rd	46 Royal Palm Dr	57 Royal Palm Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 130	55 x 130	50 x 105	50 x 105	50 x 105
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	1963 / 0	1962 / 0	1963 / 0	1963 / 0	1964 / 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 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	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	864	912	936	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 300	0 0	0 0
SFLA	840	864	912	936	971	1040
Att/Det Gar Sqft	330	400	600	352	352	528
Prior Land	$11,500					
Prior Total	$82,900					
Comp Land Estimate	$13,000	$14,000	$15,000	$13,000	$13,000	$13,000
Sale Date		5/7/2020	7/28/2020	12/23/2019	10/13/2020	8/28/2020
Sale Price		$141,000	$190,500	$145,000	$175,000	$150,500
Time Adj Sale Price		$141,500	$190,500	$146,900	$175,000	$150,500
TADJSP/SQFT		$163.77	$208.88	$156.94	$180.23	$144.71
Total Adj Factors	$52,100	$55,200	$68,900	$57,500	$58,500	$64,100
Adjusted Sale Price		$138,400	$173,700	$141,500	$168,600	$138,500
Comparable Estimate	$152,000 ($180.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.14-5-23	92.14-5-21	102.12-6-9	102.12-6-14	102.12-6-18	104.05-3-8.1
Owner	Kandefer Plumb & Heat	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Costa, Perry
Address	220 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	5954 Transit 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	111	111	110	110	110	205
School Code	143002	143002	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 105	75 x 105	45 x 147	50 x 145	51 x 142	80 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1961 / 0	1960 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	1.7	1.5
Bedrooms	5	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1232	1216	980	1036
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1911	1911	2156	1768	1715	1813
Att/Det Gar Sqft			576	528	528	
Prior Land	$14,400					
Prior Total	$122,300					
Comp Land Estimate	$16,000	$16,000	$16,100	$17,200	$17,200	$0
Sale Date		11/1/2019	5/28/2020	6/10/2019	4/25/2019	5/1/2019
Sale Price		$153,000	$185,000	$169,000	$165,000	$105,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,600	$108,900
TADJSP/SQFT		$81.42	$86.09	$98.81	$100.06	$60.07
Total Adj Factors	$84,600	$84,600	$97,200	$81,900	$80,100	$0
Adjusted Sale Price		$155,600	$173,000	$177,400	$176,100	$0
Comparable Estimate	$171,000 ($89.48/SFLA)					

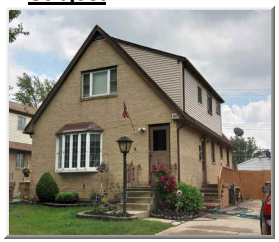
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-3	92.14-5-21	102.12-6-9	102.12-6-14	102.08-9-2	102.12-6-18
Owner	Baer Lawrence C	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Kaur, Amarjit	Bird, Stephen B
Address	223 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	36 Wellington Rd	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	111	111	110	110	110	110
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	75 x 105	45 x 147	50 x 145	50 x 125	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1961 / 0	1960 / 0	1970 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	5	4	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	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1118	1092	1232	1216	1384	980
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	1957	1911	2156	1768	2320	1715
Att/Det Gar Sqft			576	528	528	528
Prior Land	$12,100					
Prior Total	$122,400					
Comp Land Estimate	$14,000	$16,000	$16,100	$17,200	$16,000	$17,200
Sale Date		11/1/2019	5/28/2020	6/10/2019	11/27/2018	4/25/2019
Sale Price		$153,000	$185,000	$169,000	$161,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,100	$171,600
TADJSP/SQFT		$81.42	$86.09	$98.81	$73.75	$100.06
Total Adj Factors	$84,900	$84,600	$97,200	$81,900	$103,100	$80,100
Adjusted Sale Price		$155,900	$173,300	$177,700	$152,900	$176,400
Comparable Estimate	$167,000 ($85.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.14-5-22	92.14-5-21	102.12-6-9	102.12-6-14	102.12-6-18	104.05-3-8.1
Owner	Bonney, Pauline M	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Costa, Perry
Address	224 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	5954 Transit 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	111	111	110	110	110	205
School Code	143002	143002	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 105	75 x 105	45 x 147	50 x 145	51 x 142	80 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1961 / 0	1960 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	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	1.7	1.5
Bedrooms	5	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1232	1216	980	1036
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1911	1911	2156	1768	1715	1813
Att/Det Gar Sqft	484		576	528	528	
Prior Land	$12,700					
Prior Total	$125,400					
Comp Land Estimate	$14,000	$16,000	$16,100	$17,200	$17,200	$0
Sale Date		11/1/2019	5/28/2020	6/10/2019	4/25/2019	5/1/2019
Sale Price		$153,000	$185,000	$169,000	$165,000	$105,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,600	$108,900
TADJSP/SQFT		$81.42	$86.09	$98.81	$100.06	$60.07
Total Adj Factors	$88,600	$84,600	$97,200	$81,900	$80,100	$0
Adjusted Sale Price		$159,600	$177,000	$181,400	$180,100	$0
Comparable Estimate	$175,000 ($91.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143003
Print Key	92.18-3-4	92.14-5-21	102.12-6-9	102.12-6-14	102.12-6-18	104.05-3-8.1
Owner	Pensalfini, Kim M	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Bird, Stephen B	Costa, Perry
Address	227 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	119 Zoerb Ave	5954 Transit 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	111	111	110	110	110	205
School Code	143002	143002	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 105	75 x 105	45 x 147	50 x 145	51 x 142	80 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1965 / 0	1961 / 0	1960 / 0	1957 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	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	1.7	1.5
Bedrooms	5	5	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1118	1092	1232	1216	980	1036
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1957	1911	2156	1768	1715	1813
Att/Det Gar Sqft			576	528	528	
Prior Land	$12,000					
Prior Total	$122,300					
Comp Land Estimate	$14,000	$16,000	$16,100	$17,200	$17,200	$0
Sale Date		11/1/2019	5/28/2020	6/10/2019	4/25/2019	5/1/2019
Sale Price		$153,000	$185,000	$169,000	$165,000	$105,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,600	$108,900
TADJSP/SQFT		$81.42	$86.09	$98.81	$100.06	$60.07
Total Adj Factors	$84,700	$84,600	$97,200	$81,900	$80,100	$0
Adjusted Sale Price		$155,700	$173,100	$177,500	$176,200	$0
Comparable Estimate	$171,000 ($87.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143089
Print Key	92.14-5-21	92.14-5-21	102.12-6-9	102.12-6-14	104.05-3-8.1	102.12-6-18
Owner	Elmore, Kristen Viola	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Costa, Perry	Bird, Stephen B
Address	230 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	5954 Transit Rd	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	111	111	110	110	205	110
School Code	143002	143002	143001	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 105	75 x 105	45 x 147	50 x 145	80 x 100	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1961 / 0	1960 / 0	1947 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air 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	1.7	1.5	1.7
Bedrooms	5	5	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1232	1216	1036	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1911	1911	2156	1768	1813	1715
Att/Det Gar Sqft			576	528		528
Prior Land	$14,400					
Prior Total	$122,300					
Comp Land Estimate	$16,000	$16,000	$16,100	$17,200	$0	$17,200
Sale Date		11/1/2019	5/28/2020	6/10/2019	5/1/2019	4/25/2019
Sale Price		$153,000	$185,000	$169,000	$105,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$108,900	$171,600
TADJSP/SQFT		$81.42	$86.09	$98.81	$60.07	$100.06
Total Adj Factors	$84,600	$84,600	$97,200	$81,900	$0	$80,100
Adjusted Sale Price		$155,600	$173,000	$177,400	$0	$176,100
Comparable Estimate	$171,000 ($89.48/SFLA)					

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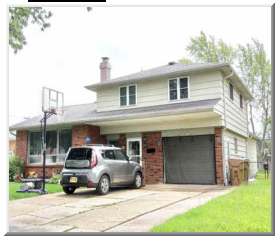
Option : 111_ENPM_OPTIONS

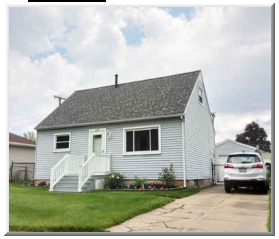
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-5	92.14-5-21	102.12-6-9	102.12-6-14	102.08-9-2	102.12-6-18
Owner	Trautwein , John G	Elmore, Kristen Viola	Booth, Patricia	Webb, Russell E	Kaur, Amarjit	Bird, Stephen B
Address	231 Crandon Blvd	230 Crandon Blvd	71 Zoerb Ave	103 Zoerb Ave	36 Wellington Rd	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	111	111	110	110	110	110
School Code	143002	143002	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 105	75 x 105	45 x 147	50 x 145	50 x 125	51 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1961 / 0	1960 / 0	1970 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	1.7
Bedrooms	5	5	5	4	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	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1118	1092	1232	1216	1384	980
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	1957	1911	2156	1768	2320	1715
Att/Det Gar Sqft	440		576	528	528	528
Prior Land	$11,900					
Prior Total	$126,400					
Comp Land Estimate	$13,000	$16,000	$16,100	$17,200	$16,000	$17,200
Sale Date		11/1/2019	5/28/2020	6/10/2019	11/27/2018	4/25/2019
Sale Price		$153,000	$185,000	$169,000	$161,000	$165,000
Time Adj Sale Price		$155,600	$185,600	$174,700	$171,100	$171,600
TADJSP/SQFT		$81.42	$86.09	$98.81	$73.75	$100.06
Total Adj Factors	$89,100	$84,600	$97,200	$81,900	$103,100	$80,100
Adjusted Sale Price		$160,100	$177,500	$181,900	$157,100	$180,600
Comparable Estimate	$171,000 ($87.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143089	143089	143003	143089
Print Key	92.18-3-6	92.18-15-43	103.05-13-9	103.09-10-23	103.10-6-29	103.09-11-27
Owner	Dzimian , Timothy S	Heater, Robin A	Martinez, Rebecka	Krech, Kevin D	Eimer, Lisa	Lis, Jesse J
Address	235 Crandon Blvd	288 Enez Dr	29 Lucy Ln	31 Bahama Ln	383 Creek 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	111	202	110	110	203	110
School Code	143002	143002	143002	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 105	64 x 110	50 x 115	57 x 128	61 x 178	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1966 / 0	1967 / 0	1961 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 300	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 Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / 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 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	3 Partial 0	3 Partial 0	4 Full 2	4 Full 1
1st Sty Area	1242	1479	1104	1104	1248	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	416 0	306 224	408 0	467 0	216 0
SFLA	1542	1895	1410	1512	1715	1470
Att/Det Gar Sqft		380	440	280		748
Prior Land	$11,900					
Prior Total	$103,300					
Comp Land Estimate	$13,000	$16,000	$15,400	$17,400	$0	$16,000
Sale Date		5/2/2019	6/11/2020	3/3/2020	9/25/2019	10/9/2020
Sale Price		$149,000	$179,900	$160,000	$212,000	$220,000
Time Adj Sale Price		$154,500	$180,200	$161,100	$217,000	$220,000
TADJSP/SQFT		$81.53	$127.80	$106.55	$126.53	$149.66
Total Adj Factors	$76,200	$81,700	$72,000	$76,200	$0	$90,000
Adjusted Sale Price		$149,000	$184,400	$161,100	$0	$206,200
Comparable Estimate	$175,000 ($113.49/SFLA)					

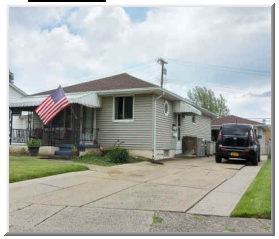
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-7	92.18-4-28	92.14-6-27	92.18-5-46	92.14-8-23	92.18-4-60
Owner	Baeumler, Mary	Zygmunt, Jessica D	Zimmerman, Renee K	Reinbold, Matthew G	Pettit, Sean	Rogers, Scott M
Address	239 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	184 Diane Dr	41 Satinwood Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 107	52 x 104	50 x 105	50 x 104	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1961 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	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	1064	1092	1040	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 468
SFLA	1064	1092	1040	1040	1040	1120
Att/Det Gar Sqft	294	294	528	440	420	294
Prior Land	$11,900					
Prior Total	$102,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	12/17/2019	10/16/2019	3/27/2020
Sale Price		$158,000	$150,500	$163,500	$162,500	$160,000
Time Adj Sale Price		$158,500	$150,500	$165,700	$165,800	$161,100
TADJSP/SQFT		$145.15	$144.71	$159.33	$159.42	$143.84
Total Adj Factors	$65,600	$64,000	$64,100	$65,200	$66,100	$68,800
Adjusted Sale Price		$160,100	$152,000	$166,100	$165,300	$157,900
Comparable Estimate	$160,000 ($150.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-35	92.14-7-34	92.14-7-18	92.14-6-27	92.18-4-28	92.14-6-7
Owner	Metz, Arthur G	Cielinski, Timothy A	Beutler, Michael R	Zimmerman, Renee K	Zygmunt, Jessica D	Garcia, Aracelys
Address	240 Crandon Blvd	57 Royal Palm Dr	58 Satinwood Dr	69 Biscayne Dr	235 Poinciana Pkwy	46 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	71 x 106	50 x 105	55 x 105	50 x 105	52 x 104	50 x 105
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	1964 / 0	1966 / 0	1963 / 0	1966 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	971	971	971	1040	1092	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 300
SFLA	971	971	971	1040	1092	936
Att/Det Gar Sqft	625	352	528	528	294	352
Prior Land	$14,000					
Prior Total	$98,400					
Comp Land Estimate	$15,000	$13,000	$14,000	$13,000	$13,000	$13,000
Sale Date		10/13/2020	12/18/2019	8/28/2020	5/6/2020	12/23/2019
Sale Price		$175,000	$132,000	$150,500	$158,000	$145,000
Time Adj Sale Price		$175,000	$133,800	$150,500	$158,500	$146,900
TADJSP/SQFT		$180.23	$137.80	$144.71	$145.15	$156.94
Total Adj Factors	$63,700	$58,500	$62,400	$64,100	$64,000	$57,500
Adjusted Sale Price		$180,200	$135,100	$150,100	$158,200	$153,100
Comparable Estimate	$155,000 ($159.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-36	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Sacco, Michele	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	244 Crandon Blvd	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	143002	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	51 x 142	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	6	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1309	1028	849	1336	1066
2nd Sty Area	276	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 552	0 758	0 300	0 0	0 1200	0 0
SFLA	1560	2068	1606	1269	2040	1586
Att/Det Gar Sqft	228	440	280	330	308	484
Prior Land	$13,500					
Prior Total	$100,800					
Comp Land Estimate	$15,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$73,000	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$207,100	$185,900	$163,700	$141,300	$184,800
Comparable Estimate	$177,000 ($113.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143003	143089
Print Key	92.18-3-8	92.19-2-24	92.18-12-48	92.18-12-34	92.18-17-1.1	92.09-4-16
Owner	Stachowiak, David N	Stottele, Paul E	Powers, Shawn	Saleh, Naser	Brown, Arielle N	Staufenberger, Richard
Address	245 Crandon Blvd	330 Lydia Ln	58 Temple Dr	114 Temple Dr	57 Meadowlawn Rd	122 Cayuga Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	202	103
School Code	143002	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 114	75 x 110	55 x 104	55 x 104	60 x 130	50 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1957 / 0	1960 / 0	1954 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	768	823	1088	832	976	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 504	0 0	0 200
SFLA	960	1226	1520	1456	1289	1080
Att/Det Gar Sqft	280	432	286	308	220	576
Prior Land	$12,900					
Prior Total	$76,000					
Comp Land Estimate	$15,000	$16,000	$14,000	$14,000	$16,000	$13,000
Sale Date		6/21/2018	9/24/2020	4/30/2018	12/20/2019	4/21/2020
Sale Price		$159,000	$145,000	$140,000	$143,500	$130,000
Time Adj Sale Price		$173,800	$145,000	$154,800	$145,400	$130,700
TADJSP/SQFT		$141.76	$95.39	$106.32	$112.80	$121.02
Total Adj Factors	$51,600	$74,500	$70,600	$72,600	$72,800	$53,400
Adjusted Sale Price		$150,900	$126,000	$133,800	$124,200	$128,900
Comparable Estimate	$133,000 ($138.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-37	92.14-7-18	92.14-7-34	92.14-6-27	92.14-6-7	92.18-4-28
Owner	Majchrzak, Thomas	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Garcia, Aracelys	Zygmunt, Jessica D
Address	248 Crandon Blvd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	46 Royal Palm Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 132	55 x 105	50 x 105	50 x 105	50 x 105	52 x 104
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	1966 / 0	1964 / 0	1963 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	960	971	971	1040	936	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 0	0 300	0 0
SFLA	960	971	971	1040	936	1092
Att/Det Gar Sqft	400	528	352	528	352	294
Prior Land	$13,100					
Prior Total	$95,900					
Comp Land Estimate	$15,000	$14,000	$13,000	$13,000	$13,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	12/23/2019	5/6/2020
Sale Price		$132,000	$175,000	$150,500	$145,000	$158,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$146,900	$158,500
TADJSP/SQFT		$137.80	$180.23	$144.71	$156.94	$145.15
Total Adj Factors	$61,400	$62,400	$58,500	$64,100	$57,500	$64,000
Adjusted Sale Price		$132,800	$177,900	$147,800	$150,800	$155,900
Comparable Estimate	$153,000 ($159.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-9	92.18-4-28	92.14-6-27	92.14-8-23	92.18-5-46	92.18-6-13
Owner	Lewis, James	Zygmunt, Jessica D	Zimmerman, Renee K	Pettit, Sean	Reinbold, Matthew G	Schuler, Gregory J
Address	251 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	41 Satinwood Dr	184 Diane Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 123	52 x 104	50 x 105	60 x 134	50 x 104	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1963 / 0	1964 / 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 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	1.0	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	1092	1040	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 338	0 0	0 0	0 400	0 0	0 250
SFLA	1040	1092	1040	1040	1040	1040
Att/Det Gar Sqft	396	294	528	420	440	352
Prior Land	$13,100					
Prior Total	$102,700					
Comp Land Estimate	$15,000	$13,000	$13,000	$16,000	$13,000	$14,000
Sale Date		5/6/2020	8/28/2020	10/16/2019	12/17/2019	1/7/2020
Sale Price		$158,000	$150,500	$162,500	$163,500	$155,000
Time Adj Sale Price		$158,500	$150,500	$165,800	$165,700	$156,600
TADJSP/SQFT		$145.15	$144.71	$159.42	$159.33	$150.58
Total Adj Factors	$64,700	$64,000	$64,100	$66,100	$65,200	$64,700
Adjusted Sale Price		$159,200	$151,100	$164,400	$165,200	$156,600
Comparable Estimate	$159,000 ($152.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-38	92.18-4-28	92.14-6-27	92.18-4-60	92.14-8-45	92.14-8-23
Owner	Breslin, Brenda	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Nagel, John C	Pettit, Sean
Address	252 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	49 x 135	52 x 104	50 x 105	50 x 104	52 x 130	60 x 134
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	1963 / 0	1966 / 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	C Average 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	1120	1092	1040	1120	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	520 0	0 400
SFLA	1120	1092	1040	1120	1091	1040
Att/Det Gar Sqft	299	294	528	294	440	420
Prior Land	$12,800					
Prior Total	$106,600					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	6/27/2019	10/16/2019
Sale Price		$158,000	$150,500	$160,000	$132,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$136,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$143.84	$125.48	$159.42
Total Adj Factors	$66,200	$64,000	$64,100	$68,800	$68,000	$66,100
Adjusted Sale Price		$160,700	$152,600	$158,500	$135,100	$165,900
Comparable Estimate	$155,000 ($138.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-39	92.14-7-18	92.14-7-34	92.14-6-27	92.14-6-7	92.14-8-23
Owner	Dick, Norman J	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Garcia, Aracelys	Pettit, Sean
Address	256 Crandon Blvd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	46 Royal Palm Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	55 x 105	50 x 105	50 x 105	50 x 105	60 x 134
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	1966 / 0	1964 / 0	1963 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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	960	971	971	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 400
SFLA	960	971	971	1040	936	1040
Att/Det Gar Sqft	440	528	352	528	352	420
Prior Land	$12,600					
Prior Total	$97,900					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$13,000	$16,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	12/23/2019	10/16/2019
Sale Price		$132,000	$175,000	$150,500	$145,000	$162,500
Time Adj Sale Price		$133,800	$175,000	$150,500	$146,900	$165,800
TADJSP/SQFT		$137.80	$180.23	$144.71	$156.94	$159.42
Total Adj Factors	$63,200	$62,400	$58,500	$64,100	$57,500	$66,100
Adjusted Sale Price		$134,600	$179,700	$149,600	$152,600	$162,900
Comparable Estimate	$156,000 ($162.5/SFLA)					

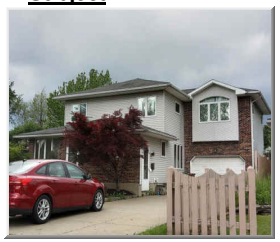
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-3-10	92.18-3-10	92.18-4-42	103.05-11-13	103.07-3-75	103.08-3-1
Owner	Winkelsas, Mark L	Winkelsas, Mark L	Neumeister, Beverly R	Torres, Omayra	Lambert, David L	Burton, Troy A
Address	257 Crandon Blvd	257 Crandon Blvd	226 Temple Dr	49 Deborah Ln	62 Babbette Dr	23 Cristine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	110	202	204
School Code	143002	143002	143002	143002	145201	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 128	57 x 128	55 x 104	55 x 105	60 x 140	62 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1963 / 0	1988 / 0	1962 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 1	4 Full 2	4 Full 0
1st Sty Area	816	816	816	972	1408	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	544 0	544 0	711 0	468 0	520 0	780 0
SFLA	1360	1360	1527	1440	1928	1664
Att/Det Gar Sqft	368	368	448			264
Prior Land	$13,600					
Prior Total	$96,200					
Comp Land Estimate	$15,000	$15,000	$14,000	$15,500	$17,000	$0
Sale Date		1/25/2019	2/16/2018	1/31/2020	7/22/2020	10/24/2019
Sale Price		$130,000	$139,000	$157,900	$208,500	$140,000
Time Adj Sale Price		$136,600	$155,400	$159,500	$208,500	$142,800
TADJSP/SQFT		$100.44	$101.77	$110.76	$108.14	$85.82
Total Adj Factors	$62,900	$62,900	$78,300	$63,600	$109,300	$0
Adjusted Sale Price		$136,600	$140,000	$158,800	$162,100	$0
Comparable Estimate	$149,000 ($109.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143089
Print Key	92.14-8-40	92.19-2-24	92.18-12-48	92.18-12-34	92.18-17-1.1	92.09-4-16
Owner	Swacha, Peter R	Stottele, Paul E	Powers, Shawn	Saleh, Naser	Brown, Arielle N	Staufenberger, Richard
Address	260 Crandon Blvd	330 Lydia Ln	58 Temple Dr	114 Temple Dr	57 Meadowlawn Rd	122 Cayuga Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	202	103
School Code	143002	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	75 x 110	55 x 104	55 x 104	60 x 130	50 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1957 / 0	1960 / 0	1954 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	744	823	1088	832	976	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 504	0 0	0 200
SFLA	1116	1226	1520	1456	1289	1080
Att/Det Gar Sqft	576	432	286	308	220	576
Prior Land	$12,600					
Prior Total	$73,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$16,000	$13,000
Sale Date		6/21/2018	9/24/2020	4/30/2018	12/20/2019	4/21/2020
Sale Price		$159,000	$145,000	$140,000	$143,500	$130,000
Time Adj Sale Price		$173,800	$145,000	$154,800	$145,400	$130,700
TADJSP/SQFT		$141.76	$95.39	$106.32	$112.80	$121.02
Total Adj Factors	$60,700	$74,500	$70,600	$72,600	$72,800	$53,400
Adjusted Sale Price		$160,000	$135,100	$142,900	$133,300	$138,000
Comparable Estimate	$142,000 ($127.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-11	92.18-4-28	92.14-6-27	92.14-8-23	92.18-5-46	92.14-8-16
Owner	Scibetta, Justin C	Zygmunt, Jessica D	Zimmerman, Renee K	Pettit, Sean	Reinbold, Matthew G	Rademacher, Michael A
Address	261 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	41 Satinwood Dr	184 Diane Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 130	52 x 104	50 x 105	60 x 134	50 x 104	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1963 / 0	1964 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1064	1092	1040	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 624
SFLA	1064	1092	1040	1040	1040	1040
Att/Det Gar Sqft	420	294	528	420	440	294
Prior Land	$12,800					
Prior Total	$102,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$16,000	$13,000	$13,000
Sale Date		5/6/2020	8/28/2020	10/16/2019	12/17/2019	10/24/2019
Sale Price		$158,000	$150,500	$162,500	$163,500	$167,500
Time Adj Sale Price		$158,500	$150,500	$165,800	$165,700	$170,900
TADJSP/SQFT		$145.15	$144.71	$159.42	$159.33	$164.33
Total Adj Factors	$65,000	$64,000	$64,100	$66,100	$65,200	$63,600
Adjusted Sale Price		$159,500	$151,400	$164,700	$165,500	$172,300
Comparable Estimate	$163,000 ($153.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143003	143089	143003
Print Key	92.18-3-12	92.18-7-54	92.18-1-33	92.18-14-60.2	92.17-11-16	92.18-16-39
Owner	Bellomo, Adam	Barrea, Christopher J	Sluce, Christopher M	Boron, Zachary	Alharbi, Amin	Nguyen, Donny
Address	263 Crandon Blvd	264 Meadowlawn Rd	24 Poinciana Pkwy	200 Evane Dr	688 Dick Rd	2272 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	111	111	111	202	110	202
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	54 x 130	60 x 130	51 x 125	110 x 116	50 x 86	67 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1968 / 0	1985 / 0	1960 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1040	1217	1176	1116	1140	924
2nd Sty Area	1040	1173	1176	1152	1140	1344
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2390	2352	2268	2280	2268
Att/Det Gar Sqft	616	484	484	400	440	1,200
Prior Land	$13,400					
Prior Total	$118,300					
Comp Land Estimate	$15,000	$16,000	$14,000	$21,000	$13,300	$16,000
Sale Date		7/1/2019	9/11/2020	12/30/2019	4/15/2020	11/26/2018
Sale Price		$184,000	$250,000	$198,000	$235,000	$179,000
Time Adj Sale Price		$189,600	$250,000	$200,600	$236,200	$190,200
TADJSP/SQFT		$79.33	$106.29	$88.45	$103.60	$83.86
Total Adj Factors	$83,300	$91,700	$106,600	$106,800	$103,900	$131,300
Adjusted Sale Price		$181,200	$226,700	$177,100	$215,600	$142,200
Comparable Estimate	$189,000 ($90.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-41	92.18-4-28	92.14-6-27	92.14-8-45	92.14-8-23	92.18-4-60
Owner	Krauza, Deanna L	Zygmunt, Jessica D	Zimmerman, Renee K	Nagel, John C	Pettit, Sean	Rogers, Scott M
Address	264 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	280 Crandon Blvd	41 Satinwood Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	52 x 104	50 x 105	52 x 130	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1963 / 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 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	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	1120	1092	1040	1091	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	520 0	0 400	0 468
SFLA	1120	1092	1040	1091	1040	1120
Att/Det Gar Sqft	352	294	528	440	420	294
Prior Land	$12,600					
Prior Total	$110,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$15,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	6/27/2019	10/16/2019	3/27/2020
Sale Price		$158,000	$150,500	$132,500	$162,500	$160,000
Time Adj Sale Price		$158,500	$150,500	$136,900	$165,800	$161,100
TADJSP/SQFT		$145.15	$144.71	$125.48	$159.42	$143.84
Total Adj Factors	$68,000	$64,000	$64,100	$68,000	$66,100	$68,800
Adjusted Sale Price		$162,500	$154,400	$136,900	$167,700	$160,300
Comparable Estimate	$156,000 ($139.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-42	92.18-6-40	102.08-1-21	113.42-6-22	91.06-8-8	125.10-14-26
Owner	Klaskala, Valerie J	Snyder, Reece R	Rai, Gita	Shepard, Joseph	Wagar, Kyle D	Siciliano, Sara J
Address	268 Crandon Blvd	294 Lydia Ln	135 Seminole Pkwy	64 Fairelm Ln	174 Heather Rd	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	122	102	126
School Code	143002	143002	143002	143001	143003	146801
Site No.	1	1	1	1	1	1
Land Size	48 x 135	50 x 130	61 x 136	53 x 100	52 x 101	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1955 / 0	1966 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	6	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1309	1028	1336	849	1066
2nd Sty Area	1052	759	578	704	420	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 1200	0 0	0 0
SFLA	2092	2068	1606	2040	1269	1586
Att/Det Gar Sqft	15	440	280	308	330	484
Prior Land	$12,600					
Prior Total	$145,250					
Comp Land Estimate	$14,000	$14,000	$19,000	$15,700	$14,700	$19,600
Sale Date		9/1/2020	5/11/2018	5/11/2020	7/25/2019	6/18/2018
Sale Price		$230,000	$178,001	$175,000	$111,111	$177,706
Time Adj Sale Price		$230,000	$195,700	$175,600	$114,500	$194,300
TADJSP/SQFT		$111.22	$121.86	$86.08	$90.23	$122.51
Total Adj Factors	$91,200	$95,900	$82,800	$107,300	$23,800	$82,500
Adjusted Sale Price		$225,300	$204,100	$159,500	$181,900	$203,000
Comparable Estimate	$195,000 ($93.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-3-13	92.18-4-28	92.14-6-27	92.18-4-60	92.14-8-45	92.14-8-23
Owner	Grenda , Henry	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Nagel, John C	Pettit, Sean
Address	269 Crandon Blvd	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	280 Crandon Blvd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	57 x 130	52 x 104	50 x 105	50 x 104	52 x 130	60 x 134
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	1964 / 0	1966 / 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	C Average 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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1142	1092	1040	1120	1091	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	520 0	0 400
SFLA	1142	1092	1040	1120	1091	1040
Att/Det Gar Sqft	390	294	528	294	440	420
Prior Land	$13,700					
Prior Total	$112,200					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	6/27/2019	10/16/2019
Sale Price		$158,000	$150,500	$160,000	$132,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$136,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$143.84	$125.48	$159.42
Total Adj Factors	$70,900	$64,000	$64,100	$68,800	$68,000	$66,100
Adjusted Sale Price		$165,400	$157,300	$163,200	$139,800	$170,600
Comparable Estimate	$159,000 ($139.23/SFLA)					

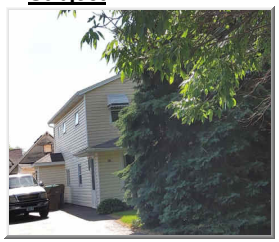
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-43	92.14-7-18	92.14-7-34	92.14-6-27	92.14-8-23	92.14-6-7
Owner	Even, Selma R	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Pettit, Sean	Garcia, Aracelys
Address	272 Crandon Blvd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	41 Satinwood Dr	46 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	55 x 105	50 x 105	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1964 / 0	1963 / 0	1964 / 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 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 / 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	971	971	971	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 300
SFLA	971	971	971	1040	1040	936
Att/Det Gar Sqft	352	528	352	528	420	352
Prior Land	$12,600					
Prior Total	$97,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$16,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	10/16/2019	12/23/2019
Sale Price		$132,000	$175,000	$150,500	$162,500	$145,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$165,800	$146,900
TADJSP/SQFT		$137.80	$180.23	$144.71	$159.42	$156.94
Total Adj Factors	$59,400	$62,400	$58,500	$64,100	$66,100	$57,500
Adjusted Sale Price		$130,800	$175,900	$145,800	$159,100	$148,800
Comparable Estimate	$152,000 ($156.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-44	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.18-4-60
Owner	Neiss David J	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rogers, Scott M
Address	276 Crandon Blvd	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	48 x 135	52 x 104	52 x 130	50 x 105	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1963 / 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 100	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 / 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	1114	1092	1091	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 575	0 0	520 0	0 0	0 400	0 468
SFLA	1114	1092	1091	1040	1040	1120
Att/Det Gar Sqft	273	294	440	528	420	294
Prior Land	$12,600					
Prior Total	$112,050					
Comp Land Estimate	$14,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	3/27/2020
Sale Price		$158,000	$132,500	$150,500	$162,500	$160,000
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$161,100
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$143.84
Total Adj Factors	$67,800	$64,000	$68,000	$64,100	$66,100	$68,800
Adjusted Sale Price		$162,300	$136,700	$154,200	$167,500	$160,100
Comparable Estimate	$156,000 ($140.04/SFLA)					

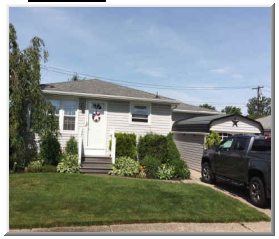
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-45	92.18-4-28	92.14-8-45	92.14-6-27	92.14-8-23	92.14-8-16
Owner	Nagel, John C	Zygmunt, Jessica D	Nagel, John C	Zimmerman, Renee K	Pettit, Sean	Rademacher, Michael A
Address	280 Crandon Blvd	235 Poinciana Pkwy	280 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 130	52 x 104	52 x 130	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1963 / 0	1964 / 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 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	1.0	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	1091	1092	1091	1040	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	0 0	520 0	0 0	0 400	0 624
SFLA	1091	1092	1091	1040	1040	1040
Att/Det Gar Sqft	440	294	440	528	420	294
Prior Land	$13,100					
Prior Total	$112,050					
Comp Land Estimate	$15,000	$13,000	$15,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	6/27/2019	8/28/2020	10/16/2019	10/24/2019
Sale Price		$158,000	$132,500	$150,500	$162,500	$167,500
Time Adj Sale Price		$158,500	$136,900	$150,500	$165,800	$170,900
TADJSP/SQFT		$145.15	$125.48	$144.71	$159.42	$164.33
Total Adj Factors	$68,000	$64,000	$68,000	$64,100	$66,100	$63,600
Adjusted Sale Price		$162,500	$136,900	$154,400	$167,700	$175,300
Comparable Estimate	$159,000 ($145.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-8-46	92.14-6-27	92.14-8-23	92.18-4-28	92.14-8-16	92.14-8-45
Owner	Styn Kristopher M	Zimmerman, Renee K	Pettit, Sean	Zygmunt, Jessica D	Rademacher, Michael A	Nagel, John C
Address	284 Crandon Blvd	69 Biscayne Dr	41 Satinwood Dr	235 Poinciana Pkwy	69 Satinwood Dr	280 Crandon Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	51 x 130	50 x 105	60 x 134	52 x 104	50 x 105	52 x 130
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	1963 / 0	1964 / 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	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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1040	1092	1040	1091
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 400	0 0	0 624	520 0
SFLA	1040	1040	1040	1092	1040	1091
Att/Det Gar Sqft	576	528	420	294	294	440
Prior Land	$13,000					
Prior Total	$111,500					
Comp Land Estimate	$15,000	$13,000	$16,000	$13,000	$13,000	$15,000
Sale Date		8/28/2020	10/16/2019	5/6/2020	10/24/2019	6/27/2019
Sale Price		$150,500	$162,500	$158,000	$167,500	$132,500
Time Adj Sale Price		$150,500	$165,800	$158,500	$170,900	$136,900
TADJSP/SQFT		$144.71	$159.42	$145.15	$164.33	$125.48
Total Adj Factors	$69,900	$64,100	$66,100	$64,000	$63,600	$68,000
Adjusted Sale Price		$156,300	$169,600	$164,400	$177,200	$138,800
Comparable Estimate	$161,000 ($154.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-16	92.19-5-11	92.18-4-28	92.19-5-7	92.19-4-6	92.18-5-46
Owner	Jankowski, Sarah M	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Robak, David D	Reinbold, Matthew G
Address	116 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	92 Banko Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	50 x 104	61 x 108	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1967 / 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 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1064	1064	1092	1064	1336	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	0 690	0 0
SFLA	1064	1064	1092	1064	1336	1040
Att/Det Gar Sqft			294	330	352	440
Prior Land	$11,500					
Prior Total	$95,500					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$15,000	$13,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	9/18/2020	12/17/2019
Sale Price		$120,000	$158,000	$153,000	$175,000	$163,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$175,000	$165,700
TADJSP/SQFT		$115.41	$145.15	$152.82	$130.99	$159.33
Total Adj Factors	$59,900	$58,500	$64,000	$64,000	$80,800	$65,200
Adjusted Sale Price		$124,200	$154,400	$158,500	$154,100	$160,400
Comparable Estimate	$150,000 ($140.98/SFLA)					

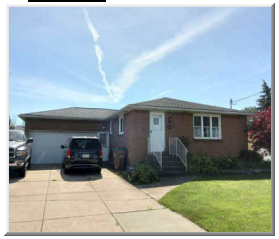
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143089	143003	143003	143003
Print Key	92.19-6-14.1	92.18-13-29	92.14-2-6.211	103.07-5-24	103.07-6-13	103.07-5-17
Owner	Gozdziak, Carl J	Davila, Mark A	Jonas, India S	Mokan, Jessica L	Piotrowski, Julie	Garbacz, Gabrielle A
Address	119 Dean Rd	321 Meadowlawn Rd	90 Crandon Blvd	33 Dean Rd	41 Hyland Rd	2486 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	202	111	202	202	202
School Code	145201	143002	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	80 x 111	65 x 120	82 x 133	80 x 110	82 x 110	36 x 96
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1930 / 0	1900 / 0	1938 / 0	1940 / 0	1939 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	903	1034	1166	864	790	630
2nd Sty Area	756	510	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1659	1544	1403	1323	1150	630
Att/Det Gar Sqft	782		528	384	624	352
Prior Land	$15,500					
Prior Total	$120,350					
Comp Land Estimate	$17,000	$0	$18,000	$18,000	$18,000	$9,000
Sale Date		10/30/2020	6/24/2019	9/20/2019	9/4/2018	10/10/2019
Sale Price		$107,480	$165,000	$129,980	$150,000	$74,900
Time Adj Sale Price		$107,500	$170,500	$133,000	$161,200	$76,400
TADJSP/SQFT		$69.62	$121.53	$100.53	$140.17	$121.27
Total Adj Factors	$71,200	$0	$82,800	$61,100	$86,800	$22,200
Adjusted Sale Price		$0	$158,900	$143,100	$145,600	$125,400
Comparable Estimate	$143,000 ($86.2/SFLA)					

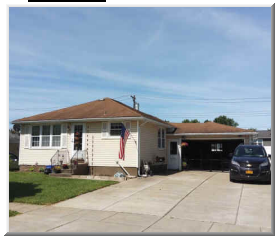
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-15	92.19-5-11	92.18-4-28	92.19-5-7	92.19-4-6	92.14-8-23
Owner	Hildebrand, Robert C	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Robak, David D	Pettit, Sean
Address	120 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	92 Banko Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	50 x 104	61 x 108	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1967 / 0	1963 / 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 No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	1064	1064	1092	1064	1336	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 760	0 420	0 0	0 500	0 690	0 400
SFLA	1064	1064	1092	1064	1336	1040
Att/Det Gar Sqft	528		294	330	352	420
Prior Land	$11,500					
Prior Total	$108,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	9/18/2020	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$175,000	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$175,000	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$130.99	$159.42
Total Adj Factors	$69,600	$58,500	$64,000	$64,000	$80,800	$66,100
Adjusted Sale Price		$133,900	$164,100	$168,200	$163,800	$169,300
Comparable Estimate	$160,000 ($150.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-14	92.19-5-11	92.18-7-49.1	92.19-5-13	92.14-7-18	92.18-4-28
Owner	Kumro, Franklin D	Albano, Christina L	Wass, Jeffrey	Jones, Daniel Benjamin	Beutler, Michael R	Zygmunt, Jessica D
Address	126 Dean Rd	140 Dean Rd	280 Meadowlawn Rd	130 Dean Rd	58 Satinwood Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	55 x 130	50 x 104	55 x 105	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1963 / 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	C Average 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 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	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	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	960	1064	912	832	971	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 480	0 0	0 0	0 0
SFLA	960	1064	912	832	971	1092
Att/Det Gar Sqft	320		600		528	294
Prior Land	$11,500					
Prior Total	$96,800					
Comp Land Estimate	$13,000	$13,000	$15,000	$13,000	$14,000	$13,000
Sale Date		9/23/2019	7/28/2020	5/3/2019	12/18/2019	5/6/2020
Sale Price		$120,000	$190,500	$112,500	$132,000	$158,000
Time Adj Sale Price		$122,800	$190,500	$116,700	$133,800	$158,500
TADJSP/SQFT		$115.41	$208.88	$140.26	$137.80	$145.15
Total Adj Factors	$58,300	$58,500	$68,900	$41,400	$62,400	$64,000
Adjusted Sale Price		$122,600	$179,900	$133,600	$129,700	$152,800
Comparable Estimate	$144,000 ($150/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-17	92.19-5-13	92.18-7-49.1	92.18-7-51	92.19-5-11	92.15-4-15
Owner	Gozdziak, John P	Jones, Daniel Benjamin	Wass, Jeffrey	Stock, Kimberly L	Albano, Christina L	Wojcik, Gregory T
Address	127 Dean Rd	130 Dean Rd	280 Meadowlawn Rd	276 Meadowlawn Rd	140 Dean Rd	252 Hyland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 104	55 x 130	50 x 130	50 x 104	52 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	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1962 / 0	1963 / 0	1962 / 0	1967 / 0	1955 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	985	832	912	864	1064	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 0	0 420	0 798
SFLA	897	832	912	864	1064	1064
Att/Det Gar Sqft			600	400		396
Prior Land	$13,000					
Prior Total	$78,900					
Comp Land Estimate	$15,000	$13,000	$15,000	$14,000	$13,000	$14,000
Sale Date		5/3/2019	7/28/2020	5/7/2020	9/23/2019	3/1/2019
Sale Price		$112,500	$190,500	$141,000	$120,000	$137,000
Time Adj Sale Price		$116,700	$190,500	$141,500	$122,800	$143,000
TADJSP/SQFT		$140.26	$208.88	$163.77	$115.41	$134.40
Total Adj Factors	$41,500	$41,400	$68,900	$55,200	$58,500	$65,900
Adjusted Sale Price		$116,800	$163,100	$127,800	$105,800	$118,600
Comparable Estimate	$126,000 ($140.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-13	92.19-5-13	92.18-7-51	92.18-7-49.1	92.19-5-11	92.18-5-36
Owner	Jones Daniel Benjamin	Jones, Daniel Benjamin	Stock, Kimberly L	Wass, Jeffrey	Albano, Christina L	Stiglemeier, Thomas R
Address	130 Dean Rd	130 Dean Rd	276 Meadowlawn Rd	280 Meadowlawn Rd	140 Dean Rd	224 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 130	55 x 130	50 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1962 / 0	1963 / 0	1967 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	832	864	912	1064	852
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 480	0 420	0 300
SFLA	832	832	864	912	1064	852
Att/Det Gar Sqft			400	600		352
Prior Land	$11,500					
Prior Total	$82,000					
Comp Land Estimate	$13,000	$13,000	$14,000	$15,000	$13,000	$13,000
Sale Date		5/3/2019	5/7/2020	7/28/2020	9/23/2019	11/2/2018
Sale Price		$112,500	$141,000	$190,500	$120,000	$117,000
Time Adj Sale Price		$116,700	$141,500	$190,500	$122,800	$124,300
TADJSP/SQFT		$140.26	$163.77	$208.88	$115.41	$145.89
Total Adj Factors	$41,400	$41,400	$55,200	$68,900	$58,500	$50,000
Adjusted Sale Price		$116,700	$127,700	$163,000	$105,700	$115,700
Comparable Estimate	$126,000 ($151.44/SFLA)					

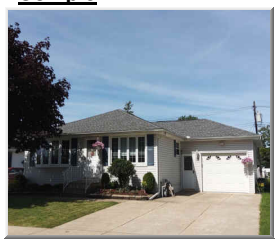
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-18	92.19-5-11	92.18-4-28	92.19-4-6	92.19-5-7	92.19-5-20
Owner	Kapuscinski, Paul	Albano, Christina L	Zygmunt, Jessica D	Robak, David D	Knoess, Kurt	Mach, Donna B
Address	133 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	92 Banko Dr	160 Dean Rd	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	100 x 110	50 x 104	52 x 104	61 x 108	50 x 104	56 x 108
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	1968 / 0	1967 / 0	1966 / 0	1963 / 0	1967 / 0	1962 / 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 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	2 / 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	1134	1064	1092	1336	1064	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 690	0 500	0 0
SFLA	1134	1064	1092	1336	1064	1241
Att/Det Gar Sqft	440		294	352	330	575
Prior Land	$17,800					
Prior Total	$121,180					
Comp Land Estimate	$19,000	$13,000	$13,000	$15,000	$13,000	$14,000
Sale Date		9/23/2019	5/6/2020	9/18/2020	11/26/2018	5/30/2019
Sale Price		$120,000	$158,000	$175,000	$153,000	$175,333
Time Adj Sale Price		$122,800	$158,500	$175,000	$162,600	$181,800
TADJSP/SQFT		$115.41	$145.15	$130.99	$152.82	$146.49
Total Adj Factors	$75,600	$58,500	$64,000	$80,800	$64,000	$88,600
Adjusted Sale Price		$139,900	$170,100	$169,800	$174,200	$168,800
Comparable Estimate	$165,000 ($145.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-12	92.19-4-6	92.19-5-20	92.18-5-38	92.19-5-11	92.18-4-28
Owner	Marcinkowski, James H	Robak, David D	Mach, Donna B	White, Kristie M	Albano, Christina L	Zygmunt, Jessica D
Address	138 Dean Rd	92 Banko Dr	101 Banko Dr	216 Diane Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1262	1336	1241	1268	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 690	0 0	0 0	0 420	0 0
SFLA	1262	1336	1241	1268	1064	1092
Att/Det Gar Sqft	440	352	575	308		294
Prior Land	$12,600					
Prior Total	$129,480					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$122,800	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$115.41	$145.15
Total Adj Factors	$77,000	$80,800	$88,600	$73,700	$58,500	$64,000
Adjusted Sale Price		$171,200	$170,200	$184,300	$141,300	$171,500
Comparable Estimate	$168,000 ($133.12/SFLA)					

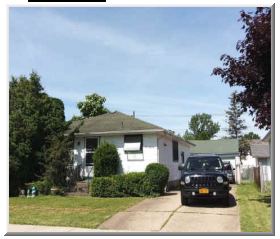
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-11	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Albano, Christina L	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	140 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	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	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft			330	294	420	528
Prior Land	$11,500					
Prior Total	$99,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$58,500	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$122,800	$157,100	$153,000	$158,200	$144,900
Comparable Estimate	$147,000 ($138.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-19	92.19-5-11	92.19-4-6	92.18-4-28	92.19-5-20	92.19-5-7
Owner	Costa, Jeffrey	Albano, Christina L	Robak, David D	Zygmunt, Jessica D	Mach, Donna B	Knoess, Kurt
Address	141 Dean Rd	140 Dean Rd	92 Banko Dr	235 Poinciana Pkwy	101 Banko Dr	160 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	80 x 110	50 x 104	61 x 108	52 x 104	56 x 108	50 x 104
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1967 / 0	1963 / 0	1966 / 0	1962 / 0	1967 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1168	1064	1336	1092	1241	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 690	0 0	0 0	0 500
SFLA	1168	1064	1336	1092	1241	1064
Att/Det Gar Sqft	441		352	294	575	330
Prior Land	$15,400					
Prior Total	$113,700					
Comp Land Estimate	$17,000	$13,000	$15,000	$13,000	$14,000	$13,000
Sale Date		9/23/2019	9/18/2020	5/6/2020	5/30/2019	11/26/2018
Sale Price		$120,000	$175,000	$158,000	$175,333	$153,000
Time Adj Sale Price		$122,800	$175,000	$158,500	$181,800	$162,600
TADJSP/SQFT		$115.41	$130.99	$145.15	$146.49	$152.82
Total Adj Factors	$63,300	$58,500	$80,800	$64,000	$88,600	$64,000
Adjusted Sale Price		$127,600	$157,500	$157,800	$156,500	$161,900
Comparable Estimate	$152,000 ($130.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-10	92.19-4-6	92.19-5-20	92.18-5-38	92.19-5-11	92.18-4-28
Owner	Andhor, Cynthia M	Robak, David D	Mach, Donna B	White, Kristie M	Albano, Christina L	Zygmunt, Jessica D
Address	146 Dean Rd	92 Banko Dr	101 Banko Dr	216 Diane Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 104	61 x 108	56 x 108	50 x 104	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 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 100	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	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1492	1336	1241	1268	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 690	0 0	0 0	0 420	0 0
SFLA	1492	1336	1241	1268	1064	1092
Att/Det Gar Sqft		352	575	308		294
Prior Land	$13,200					
Prior Total	$131,970					
Comp Land Estimate	$15,000	$15,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/18/2020	5/30/2019	11/12/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$175,333	$178,000	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,800	$181,000	$122,800	$158,500
TADJSP/SQFT		$130.99	$146.49	$142.74	$115.41	$145.15
Total Adj Factors	$79,900	$80,800	$88,600	$73,700	$58,500	$64,000
Adjusted Sale Price		$174,100	$173,100	$187,200	$144,200	$174,400
Comparable Estimate	$171,000 ($114.61/SFLA)					

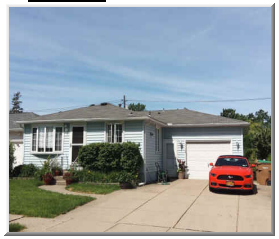
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-20	92.19-5-11	92.18-7-49.1	92.19-5-13	92.14-7-18	92.19-5-7
Owner	McNamee, Michelle M	Albano, Christina L	Wass, Jeffrey	Jones, Daniel Benjamin	Beutler, Michael R	Knoess, Kurt
Address	149 Dean Rd	140 Dean Rd	280 Meadowlawn Rd	130 Dean Rd	58 Satinwood Dr	160 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	80 x 110	50 x 104	55 x 130	50 x 104	55 x 105	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1967 / 0	1963 / 0	1962 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	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	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	960	1064	912	832	971	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 480	0 0	0 0	0 500
SFLA	960	1064	912	832	971	1064
Att/Det Gar Sqft	384		600		528	330
Prior Land	$15,400					
Prior Total	$110,390					
Comp Land Estimate	$17,000	$13,000	$15,000	$13,000	$14,000	$13,000
Sale Date		9/23/2019	7/28/2020	5/3/2019	12/18/2019	11/26/2018
Sale Price		$120,000	$190,500	$112,500	$132,000	$153,000
Time Adj Sale Price		$122,800	$190,500	$116,700	$133,800	$162,600
TADJSP/SQFT		$115.41	$208.88	$140.26	$137.80	$152.82
Total Adj Factors	$70,100	$58,500	$68,900	$41,400	$62,400	$64,000
Adjusted Sale Price		$134,400	$191,700	$145,400	$141,500	$168,700
Comparable Estimate	$156,000 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-9	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Olson, Mark R	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	150 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	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	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 525	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft	528		330	294	420	528
Prior Land	$14,400					
Prior Total	$113,710					
Comp Land Estimate	$16,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$74,700	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$139,000	$173,300	$169,200	$174,400	$161,100
Comparable Estimate	$163,000 ($153.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-8	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Kolodziej, Walter J Jr	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	156 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	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	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft	360		330	294	420	528
Prior Land	$11,500					
Prior Total	$110,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$65,000	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$129,300	$163,600	$159,500	$164,700	$151,400
Comparable Estimate	$154,000 ($144.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-21	92.19-5-11	92.19-5-7	92.18-4-28	92.15-4-15	92.14-8-23
Owner	Pitingolo, Eugene D	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Wojcik, Gregory T	Pettit, Sean
Address	157 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 110	50 x 104	50 x 104	52 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1967 / 0	1966 / 0	1955 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 500	0 0	0 798	0 400
SFLA	1064	1064	1064	1092	1064	1040
Att/Det Gar Sqft	378		330	294	396	420
Prior Land	$15,400					
Prior Total	$111,500					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	3/1/2019	10/16/2019
Sale Price		$120,000	$153,000	$158,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$143,000	$165,800
TADJSP/SQFT		$115.41	$152.82	$145.15	$134.40	$159.42
Total Adj Factors	$65,700	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$130,000	$164,300	$160,200	$142,800	$165,400
Comparable Estimate	$153,000 ($143.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-7	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Knoess, Kurt	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	160 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft	330		330	294	420	528
Prior Land	$11,500					
Prior Total	$108,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$64,000	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$128,300	$162,600	$158,500	$163,700	$150,400
Comparable Estimate	$153,000 ($143.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-6	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Pfeffer, Paul W	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	166 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft	330		330	294	420	528
Prior Land	$11,500					
Prior Total	$116,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$70,700	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$135,000	$169,300	$165,200	$170,400	$157,100
Comparable Estimate	$159,000 ($149.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143089	143003	143003
Print Key	92.19-6-24	103.07-6-13	103.07-5-24	92.14-2-6.211	103.07-5-17	92.18-13-29
Owner	Sweet, Cynthia L	Piotrowski, Julie	Mokan, Jessica L	Jonas, India S	Garbacz, Gabrielle A	Davila, Mark A
Address	167 Dean Rd	41 Hyland Rd	33 Dean Rd	90 Crandon Blvd	2486 George Urban Blv	321 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	202	202	111	202	202
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 94	82 x 110	80 x 110	82 x 133	36 x 96	65 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1940 / 0	1938 / 0	1900 / 0	1939 / 0	1930 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.0	2.0
Bedrooms	4	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0	3 Partial 0
1st Sty Area	798	790	864	1166	630	1034
2nd Sty Area	0	0	0	0	0	510
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1034	1150	1323	1403	630	1544
Att/Det Gar Sqft		624	384	528	352	
Prior Land	$14,200					
Prior Total	$72,300					
Comp Land Estimate	$15,000	$18,000	$18,000	$18,000	$9,000	$0
Sale Date		9/4/2018	9/20/2019	6/24/2019	10/10/2019	10/30/2020
Sale Price		$150,000	$129,980	$165,000	$74,900	$107,480
Time Adj Sale Price		$161,200	$133,000	$170,500	$76,400	$107,500
TADJSP/SQFT		$140.17	$100.53	$121.53	$121.27	$69.62
Total Adj Factors	$49,000	$86,800	$61,100	$82,800	$22,200	$0
Adjusted Sale Price		$123,400	$120,900	$136,700	$103,200	$0
Comparable Estimate	$121,000 ($117.02/SFLA)					

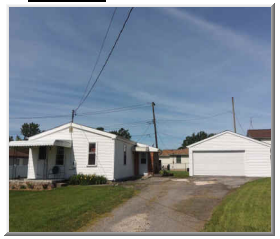
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-5	92.19-5-11	92.19-5-7	92.18-4-28	92.14-8-23	92.14-6-27
Owner	Januchowski, Ronald P	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Pettit, Sean	Zimmerman, Renee K
Address	170 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	41 Satinwood Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 104	52 x 104	60 x 134	50 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1967 / 0	1966 / 0	1964 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 500	0 0	0 400	0 0
SFLA	1064	1064	1064	1092	1040	1040
Att/Det Gar Sqft	308		330	294	420	528
Prior Land	$11,500					
Prior Total	$109,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	10/16/2019	8/28/2020
Sale Price		$120,000	$153,000	$158,000	$162,500	$150,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$165,800	$150,500
TADJSP/SQFT		$115.41	$152.82	$145.15	$159.42	$144.71
Total Adj Factors	$63,800	$58,500	$64,000	$64,000	$66,100	$64,100
Adjusted Sale Price		$128,100	$162,400	$158,300	$163,500	$150,200
Comparable Estimate	$153,000 ($143.8/SFLA)					

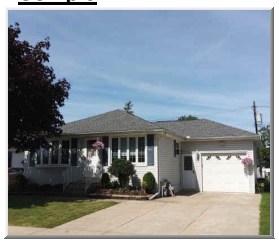
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-25	92.19-5-11	92.19-5-7	92.18-4-28	92.15-4-15	92.14-8-23
Owner	Zaborowski Andrew P	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Wojcik, Gregory T	Pettit, Sean
Address	171 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 110	50 x 104	50 x 104	52 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1967 / 0	1966 / 0	1955 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 500	0 0	0 798	0 400
SFLA	1064	1064	1064	1092	1064	1040
Att/Det Gar Sqft	580		330	294	396	420
Prior Land	$12,900					
Prior Total	$114,700					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	3/1/2019	10/16/2019
Sale Price		$120,000	$153,000	$158,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$143,000	$165,800
TADJSP/SQFT		$115.41	$152.82	$145.15	$134.40	$159.42
Total Adj Factors	$68,000	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$132,300	$166,600	$162,500	$145,100	$167,700
Comparable Estimate	$155,000 ($145.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-4	92.19-4-6	92.18-5-38	92.19-5-20	92.19-5-11	92.18-4-28
Owner	Mayle, Robert W Jr	Robak, David D	White, Kristie M	Mach, Donna B	Albano, Christina L	Zygmunt, Jessica D
Address	176 Dean Rd	92 Banko Dr	216 Diane Dr	101 Banko Dr	140 Dean Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	61 x 108	50 x 104	56 x 108	50 x 104	52 x 104
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1964 / 0	1962 / 0	1967 / 0	1966 / 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 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	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	1288	1336	1268	1241	1064	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 420	0 0
SFLA	1288	1336	1268	1241	1064	1092
Att/Det Gar Sqft	308	352	308	575		294
Prior Land	$11,500					
Prior Total	$123,670					
Comp Land Estimate	$13,000	$15,000	$13,000	$14,000	$13,000	$13,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	9/23/2019	5/6/2020
Sale Price		$175,000	$178,000	$175,333	$120,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$122,800	$158,500
TADJSP/SQFT		$130.99	$142.74	$146.49	$115.41	$145.15
Total Adj Factors	$72,900	$80,800	$73,700	$88,600	$58,500	$64,000
Adjusted Sale Price		$167,100	$180,200	$166,100	$137,200	$167,400
Comparable Estimate	$164,000 ($127.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-26	92.19-5-11	92.19-5-7	92.18-4-28	92.15-4-15	92.14-8-23
Owner	Friedmann, Leanne M	Albano, Christina L	Knoess, Kurt	Zygmunt, Jessica D	Wojcik, Gregory T	Pettit, Sean
Address	181 Dean Rd	140 Dean Rd	160 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	145201	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 110	50 x 104	50 x 104	52 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1967 / 0	1966 / 0	1955 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 183	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1064	1092	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	183 0	0 420	0 500	0 0	0 798	0 400
SFLA	1064	1064	1064	1092	1064	1040
Att/Det Gar Sqft	576		330	294	396	420
Prior Land	$12,900					
Prior Total	$114,900					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	11/26/2018	5/6/2020	3/1/2019	10/16/2019
Sale Price		$120,000	$153,000	$158,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$162,600	$158,500	$143,000	$165,800
TADJSP/SQFT		$115.41	$152.82	$145.15	$134.40	$159.42
Total Adj Factors	$69,700	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$134,000	$168,300	$164,200	$146,800	$169,400
Comparable Estimate	$157,000 ($147.56/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-3	92.19-5-13	92.18-7-51	92.18-7-49.1	92.19-5-11	92.15-4-15
Owner	Przybylak, James M	Jones, Daniel Benjamin	Stock, Kimberly L	Wass, Jeffrey	Albano, Christina L	Wojcik, Gregory T
Address	184 Dean Rd	130 Dean Rd	276 Meadowlawn Rd	280 Meadowlawn Rd	140 Dean Rd	252 Hyland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	100 x 104	50 x 104	50 x 130	55 x 130	50 x 104	52 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	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1962 / 0	1962 / 0	1963 / 0	1967 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	2	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	832	864	912	1064	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 480	0 420	0 798
SFLA	874	832	864	912	1064	1064
Att/Det Gar Sqft	528		400	600		396
Prior Land	$17,200					
Prior Total	$84,200					
Comp Land Estimate	$18,000	$13,000	$14,000	$15,000	$13,000	$14,000
Sale Date		5/3/2019	5/7/2020	7/28/2020	9/23/2019	3/1/2019
Sale Price		$112,500	$141,000	$190,500	$120,000	$137,000
Time Adj Sale Price		$116,700	$141,500	$190,500	$122,800	$143,000
TADJSP/SQFT		$140.26	$163.77	$208.88	$115.41	$134.40
Total Adj Factors	$45,700	$41,400	$55,200	$68,900	$58,500	$65,900
Adjusted Sale Price		$121,000	$132,000	$167,300	$110,000	$122,800
Comparable Estimate	$131,000 ($149.89/SFLA)					

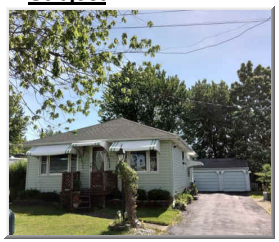
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-6-1	92.19-5-11	92.14-7-18	92.14-7-34	92.18-4-28	92.19-5-7
Owner	Olszewski, Craig M	Albano, Christina L	Beutler, Michael R	Cielinski, Timothy A	Zygmunt, Jessica D	Knoess, Kurt
Address	185 Dean Rd	140 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	235 Poinciana Pkwy	160 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	77 x 105	50 x 104	55 x 105	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1967 / 0	1966 / 0	1964 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	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	984	1064	971	971	1092	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 0	0 0	0 500
SFLA	984	1064	971	971	1092	1064
Att/Det Gar Sqft	324		528	352	294	330
Prior Land	$14,800					
Prior Total	$107,300					
Comp Land Estimate	$16,000	$13,000	$14,000	$13,000	$13,000	$13,000
Sale Date		9/23/2019	12/18/2019	10/13/2020	5/6/2020	11/26/2018
Sale Price		$120,000	$132,000	$175,000	$158,000	$153,000
Time Adj Sale Price		$122,800	$133,800	$175,000	$158,500	$162,600
TADJSP/SQFT		$115.41	$137.80	$180.23	$145.15	$152.82
Total Adj Factors	$60,900	$58,500	$62,400	$58,500	$64,000	$64,000
Adjusted Sale Price		$125,200	$132,300	$177,400	$155,400	$159,500
Comparable Estimate	$150,000 ($152.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.19-5-2.2	92.19-5-11	92.14-7-18	92.18-7-49.1	92.14-7-34	92.18-4-28
Owner	Harzynski, Michael B	Albano, Christina L	Beutler, Michael R	Wass, Jeffrey	Cielinski, Timothy A	Zygmunt, Jessica D
Address	190 Dean Rd	140 Dean Rd	58 Satinwood Dr	280 Meadowlawn Rd	57 Royal Palm Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 104	55 x 105	55 x 130	50 x 105	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1967 / 0	1966 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1064	971	912	971	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 480	0 0	0 0
SFLA	960	1064	971	912	971	1092
Att/Det Gar Sqft	508		528	600	352	294
Prior Land	$14,200					
Prior Total	$111,220					
Comp Land Estimate	$16,000	$13,000	$14,000	$15,000	$13,000	$13,000
Sale Date		9/23/2019	12/18/2019	7/28/2020	10/13/2020	5/6/2020
Sale Price		$120,000	$132,000	$190,500	$175,000	$158,000
Time Adj Sale Price		$122,800	$133,800	$190,500	$175,000	$158,500
TADJSP/SQFT		$115.41	$137.80	$208.88	$180.23	$145.15
Total Adj Factors	$69,700	$58,500	$62,400	$68,900	$58,500	$64,000
Adjusted Sale Price		$134,000	$141,100	$191,300	$186,200	$164,200
Comparable Estimate	$163,000 ($169.79/SFLA)					

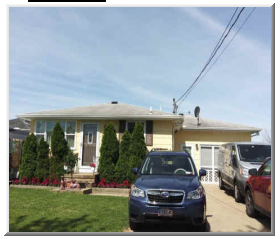
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-19	92.19-5-11	92.18-4-28	92.19-5-7	92.15-4-15	92.14-8-23
Owner	Albert, Deborah A	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Wojcik, Gregory T	Pettit, Sean
Address	200 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	65 x 104	50 x 104	52 x 104	50 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1966 / 0	1967 / 0	1955 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1092	1064	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	0 798	0 400
SFLA	1064	1064	1092	1064	1064	1040
Att/Det Gar Sqft	336		294	330	396	420
Prior Land	$13,200					
Prior Total	$109,560					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	3/1/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$143,000	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$134.40	$159.42
Total Adj Factors	$64,200	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$128,500	$158,700	$162,800	$141,300	$163,900
Comparable Estimate	$151,000 ($141.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143089	143003	143003	143003
Print Key	92.15-4-24	92.18-13-29	92.14-2-6.211	103.07-5-24	103.07-6-13	103.07-5-17
Owner	Halas , Neal R	Davila, Mark A	Jonas, India S	Mokan, Jessica L	Piotrowski, Julie	Garbacz, Gabrielle A
Address	201 Dean Rd	321 Meadowlawn Rd	90 Crandon Blvd	33 Dean Rd	41 Hyland Rd	2486 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	202	111	202	202	202
School Code	145201	143002	143002	145201	145201	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 100	65 x 120	82 x 133	80 x 110	82 x 110	36 x 96
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1930 / 0	1900 / 0	1938 / 0	1940 / 0	1939 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	927	1034	1166	864	790	630
2nd Sty Area	600	510	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1527	1544	1403	1323	1150	630
Att/Det Gar Sqft	480		528	384	624	352
Prior Land	$11,200					
Prior Total	$102,300					
Comp Land Estimate	$13,000	$0	$18,000	$18,000	$18,000	$9,000
Sale Date		10/30/2020	6/24/2019	9/20/2019	9/4/2018	10/10/2019
Sale Price		$107,480	$165,000	$129,980	$150,000	$74,900
Time Adj Sale Price		$107,500	$170,500	$133,000	$161,200	$76,400
TADJSP/SQFT		$69.62	$121.53	$100.53	$140.17	$121.27
Total Adj Factors	$60,800	$0	$82,800	$61,100	$86,800	$22,200
Adjusted Sale Price		$0	$148,500	$132,700	$135,200	$115,000
Comparable Estimate	$133,000 ($87.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-25	92.19-5-11	92.18-4-28	92.19-5-7	92.15-4-15	92.14-8-23
Owner	Murawski, Melanie J	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Wojcik, Gregory T	Pettit, Sean
Address	205 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 104	52 x 104	50 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1967 / 0	1955 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1092	1064	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 728	0 420	0 0	0 500	0 798	0 400
SFLA	1064	1064	1092	1064	1064	1040
Att/Det Gar Sqft	378		294	330	396	420
Prior Land	$12,400					
Prior Total	$111,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	3/1/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$143,000	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$134.40	$159.42
Total Adj Factors	$64,400	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$128,700	$158,900	$163,000	$141,500	$164,100
Comparable Estimate	$151,000 ($141.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-26	92.19-5-11	92.18-4-28	92.15-4-15	92.19-5-7	92.14-8-23
Owner	Ho Tang, Fung Sin E	Albano, Christina L	Zygmunt, Jessica D	Wojcik, Gregory T	Knoess, Kurt	Pettit, Sean
Address	209 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	160 Dean Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 104	52 x 104	52 x 110	50 x 104	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1955 / 0	1967 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1064	1064	1092	1064	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 420	0 0	0 798	0 500	0 400
SFLA	1064	1064	1092	1064	1064	1040
Att/Det Gar Sqft	620		294	396	330	420
Prior Land	$12,400					
Prior Total	$114,540					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$16,000
Sale Date		9/23/2019	5/6/2020	3/1/2019	11/26/2018	10/16/2019
Sale Price		$120,000	$158,000	$137,000	$153,000	$162,500
Time Adj Sale Price		$122,800	$158,500	$143,000	$162,600	$165,800
TADJSP/SQFT		$115.41	$145.15	$134.40	$152.82	$159.42
Total Adj Factors	$71,200	$58,500	$64,000	$65,900	$64,000	$66,100
Adjusted Sale Price		$135,500	$165,700	$148,300	$169,800	$170,900
Comparable Estimate	$158,000 ($148.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-18	92.19-5-11	92.18-4-28	92.19-5-7	92.15-4-15	92.14-8-23
Owner	Crawford , Keith H	Albano, Christina L	Zygmunt, Jessica D	Knoess, Kurt	Wojcik, Gregory T	Pettit, Sean
Address	210 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	160 Dean Rd	252 Hyland Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	50 x 104	52 x 110	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1966 / 0	1967 / 0	1955 / 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 No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	1064	1064	1092	1064	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 500	0 798	0 400
SFLA	1064	1064	1092	1064	1064	1040
Att/Det Gar Sqft	288		294	330	396	420
Prior Land	$11,500					
Prior Total	$111,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$16,000
Sale Date		9/23/2019	5/6/2020	11/26/2018	3/1/2019	10/16/2019
Sale Price		$120,000	$158,000	$153,000	$137,000	$162,500
Time Adj Sale Price		$122,800	$158,500	$162,600	$143,000	$165,800
TADJSP/SQFT		$115.41	$145.15	$152.82	$134.40	$159.42
Total Adj Factors	$65,600	$58,500	$64,000	$64,000	$65,900	$66,100
Adjusted Sale Price		$129,900	$160,100	$164,200	$142,700	$165,300
Comparable Estimate	$152,000 ($142.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-17.2	92.14-7-18	92.14-7-34	92.19-5-11	92.18-7-49.1	92.18-4-28
Owner	Pike, Gregory J	Beutler, Michael R	Cielinski, Timothy A	Albano, Christina L	Wass, Jeffrey	Zygmunt, Jessica D
Address	214 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	140 Dean Rd	280 Meadowlawn Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	55 x 105	50 x 105	50 x 104	55 x 130	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1966 / 0	1964 / 0	1967 / 0	1963 / 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 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	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	971	1064	912	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 420	0 480	0 0
SFLA	960	971	971	1064	912	1092
Att/Det Gar Sqft	315	528	352		600	294
Prior Land	$11,500					
Prior Total	$95,000					
Comp Land Estimate	$13,000	$14,000	$13,000	$13,000	$15,000	$13,000
Sale Date		12/18/2019	10/13/2020	9/23/2019	7/28/2020	5/6/2020
Sale Price		$132,000	$175,000	$120,000	$190,500	$158,000
Time Adj Sale Price		$133,800	$175,000	$122,800	$190,500	$158,500
TADJSP/SQFT		$137.80	$180.23	$115.41	$208.88	$145.15
Total Adj Factors	$57,000	$62,400	$58,500	$58,500	$68,900	$64,000
Adjusted Sale Price		$128,400	$173,500	$121,300	$178,600	$151,500
Comparable Estimate	$151,000 ($157.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-27.1	92.14-7-18	92.14-7-34	92.19-5-11	92.18-7-49.1	92.18-4-28
Owner	Milligan, Timothy W	Beutler, Michael R	Cielinski, Timothy A	Albano, Christina L	Wass, Jeffrey	Zygmunt, Jessica D
Address	215 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	140 Dean Rd	280 Meadowlawn Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	79 x 110	55 x 105	50 x 105	50 x 104	55 x 130	52 x 104
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	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1966 / 0	1964 / 0	1967 / 0	1963 / 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 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	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	971	1064	912	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 420	0 480	0 0
SFLA	960	971	971	1064	912	1092
Att/Det Gar Sqft	720	528	352		600	294
Prior Land	$15,300					
Prior Total	$109,800					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$15,000	$13,000
Sale Date		12/18/2019	10/13/2020	9/23/2019	7/28/2020	5/6/2020
Sale Price		$132,000	$175,000	$120,000	$190,500	$158,000
Time Adj Sale Price		$133,800	$175,000	$122,800	$190,500	$158,500
TADJSP/SQFT		$137.80	$180.23	$115.41	$208.88	$145.15
Total Adj Factors	$64,900	$62,400	$58,500	$58,500	$68,900	$64,000
Adjusted Sale Price		$136,300	$181,400	$129,200	$186,500	$159,400
Comparable Estimate	$159,000 ($165.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-17.1	92.15-4-15	92.18-4-28	92.19-5-11	92.14-8-45	92.19-4-6
Owner	Youngers, William J	Wojcik, Gregory T	Zygmunt, Jessica D	Albano, Christina L	Nagel, John C	Robak, David D
Address	218 Dean Rd	252 Hyland Rd	235 Poinciana Pkwy	140 Dean Rd	280 Crandon Blvd	92 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	145201
Site No.	1	1	1	1	1	1
Land Size	150 x 104	52 x 110	52 x 104	50 x 104	52 x 130	61 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1966 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	1144	1064	1092	1064	1091	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 798	0 0	0 420	520 0	0 690
SFLA	1144	1064	1092	1064	1091	1336
Att/Det Gar Sqft		396	294		440	352
Prior Land	$23,000					
Prior Total	$116,200					
Comp Land Estimate	$21,000	$14,000	$13,000	$13,000	$15,000	$15,000
Sale Date		3/1/2019	5/6/2020	9/23/2019	6/27/2019	9/18/2020
Sale Price		$137,000	$158,000	$120,000	$132,500	$175,000
Time Adj Sale Price		$143,000	$158,500	$122,800	$136,900	$175,000
TADJSP/SQFT		$134.40	$145.15	$115.41	$125.48	$130.99
Total Adj Factors	$68,200	$65,900	$64,000	$58,500	$68,000	$80,800
Adjusted Sale Price		$145,300	$162,700	$132,500	$137,100	$162,400
Comparable Estimate	$148,000 ($129.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.15-4-29	92.19-2-24	92.18-12-48	92.18-12-34	93.17-8-33	103.08-15-15
Owner	Irvine, Robert T	Stottele, Paul E	Powers, Shawn	Saleh, Naser	Brown, Dawn E	Martin, Ryan P
Address	219 Dean Rd	330 Lydia Ln	58 Temple Dr	114 Temple Dr	34 Airview Ter	47 King 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	111	111	111	111	201	204
School Code	145201	145201	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	39 x 110	75 x 110	55 x 104	55 x 104	55 x 115	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1962 / 0	1957 / 0	1960 / 0	1953 / 0	1960 / 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 No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	823	1088	832	720	848
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 504	0 0	0 0
SFLA	1068	1226	1520	1456	1080	1212
Att/Det Gar Sqft		432	286	308	312	405
Prior Land	$9,200					
Prior Total	$75,200					
Comp Land Estimate	$11,000	$16,000	$14,000	$14,000	$0	$0
Sale Date		6/21/2018	9/24/2020	4/30/2018	10/31/2020	11/13/2018
Sale Price		$159,000	$145,000	$140,000	$140,000	$123,000
Time Adj Sale Price		$173,800	$145,000	$154,800	$140,000	$130,700
TADJSP/SQFT		$141.76	$95.39	$106.32	$129.63	$107.84
Total Adj Factors	$43,200	$74,500	$70,600	$72,600	$0	$0
Adjusted Sale Price		$142,500	$117,600	$125,400	$0	$0
Comparable Estimate	$129,000 ($120.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-30	92.19-5-11	92.18-4-28	92.15-4-15	92.14-6-27	92.14-8-23
Owner	Breymeier, Ronald J	Albano, Christina L	Zygmunt, Jessica D	Wojcik, Gregory T	Zimmerman, Renee K	Pettit, Sean
Address	221 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	69 Biscayne Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 110	50 x 104	52 x 104	52 x 110	50 x 105	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1966 / 0	1955 / 0	1963 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1064	1064	1092	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 798	0 0	0 400
SFLA	1064	1064	1092	1064	1040	1040
Att/Det Gar Sqft			294	396	528	420
Prior Land	$12,200					
Prior Total	$106,700					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$16,000
Sale Date		9/23/2019	5/6/2020	3/1/2019	8/28/2020	10/16/2019
Sale Price		$120,000	$158,000	$137,000	$150,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$143,000	$150,500	$165,800
TADJSP/SQFT		$115.41	$145.15	$134.40	$144.71	$159.42
Total Adj Factors	$59,600	$58,500	$64,000	$65,900	$64,100	$66,100
Adjusted Sale Price		$123,900	$154,100	$136,700	$146,000	$159,300
Comparable Estimate	$144,000 ($135.34/SFLA)					

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

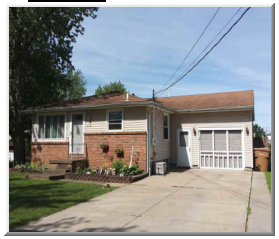
Roll Year: 2021

Option : 111_ENPM_OPTIONS

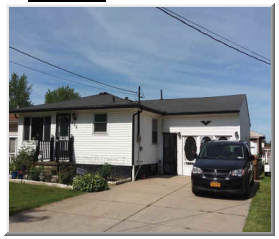
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-31	92.19-5-11	92.18-4-28	92.15-4-15	92.14-6-27	92.14-8-23
Owner	Showalter, Gregory	Albano, Christina L	Zygmunt, Jessica D	Wojcik, Gregory T	Zimmerman, Renee K	Pettit, Sean
Address	225 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	69 Biscayne Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 110	50 x 104	52 x 104	52 x 110	50 x 105	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1966 / 0	1955 / 0	1963 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1064	1064	1092	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 798	0 0	0 400
SFLA	1064	1064	1092	1064	1040	1040
Att/Det Gar Sqft	352		294	396	528	420
Prior Land	$12,200					
Prior Total	$110,390					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$16,000
Sale Date		9/23/2019	5/6/2020	3/1/2019	8/28/2020	10/16/2019
Sale Price		$120,000	$158,000	$137,000	$150,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$143,000	$150,500	$165,800
TADJSP/SQFT		$115.41	$145.15	$134.40	$144.71	$159.42
Total Adj Factors	$62,600	$58,500	$64,000	$65,900	$64,100	$66,100
Adjusted Sale Price		$126,900	$157,100	$139,700	$149,000	$162,300
Comparable Estimate	$147,000 ($138.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-23	92.19-4-6	92.18-5-38	92.19-5-20	92.14-4-3	92.18-11-23
Owner	Nowicki, Ronald J Sr	Robak, David D	White, Kristie M	Mach, Donna B	Carlson, Craig	Strychalski, Timothy
Address	228 Dean Rd	92 Banko Dr	216 Diane Dr	101 Banko Dr	70 Harbour Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 209	61 x 108	50 x 104	56 x 108	89 x 122	65 x 104
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	02 Brick
Year Built/Eff Yr Built	1956 / 0	1963 / 0	1964 / 0	1962 / 0	1964 / 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 100	C Average 105	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	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1395	1336	1268	1241	1220	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 438
SFLA	1395	1336	1268	1241	1220	1316
Att/Det Gar Sqft	1,056	352	308	575	280	484
Prior Land	$22,700					
Prior Total	$130,310					
Comp Land Estimate	$24,000	$15,000	$13,000	$14,000	$18,000	$15,000
Sale Date		9/18/2020	11/12/2019	5/30/2019	4/24/2020	8/31/2020
Sale Price		$175,000	$178,000	$175,333	$150,000	$192,000
Time Adj Sale Price		$175,000	$181,000	$181,800	$150,800	$192,000
TADJSP/SQFT		$130.99	$142.74	$146.49	$123.61	$145.90
Total Adj Factors	$79,000	$80,800	$73,700	$88,600	$74,000	$80,800
Adjusted Sale Price		$173,200	$186,300	$172,200	$155,800	$190,200
Comparable Estimate	$176,000 ($126.16/SFLA)					

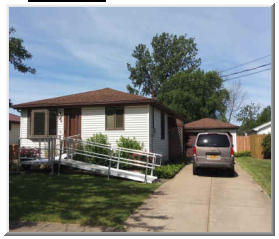
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-32	92.19-5-11	92.18-4-28	92.15-4-15	92.14-6-27	92.14-8-23
Owner	Congilosi Kerry G	Albano, Christina L	Zygmunt, Jessica D	Wojcik, Gregory T	Zimmerman, Renee K	Pettit, Sean
Address	229 Dean Rd	140 Dean Rd	235 Poinciana Pkwy	252 Hyland Rd	69 Biscayne Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 110	50 x 104	52 x 104	52 x 110	50 x 105	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1966 / 0	1955 / 0	1963 / 0	1964 / 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 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1064	1092	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 420	0 0	0 798	0 0	0 400
SFLA	1064	1064	1092	1064	1040	1040
Att/Det Gar Sqft	294		294	396	528	420
Prior Land	$12,100					
Prior Total	$118,600					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$16,000
Sale Date		9/23/2019	5/6/2020	3/1/2019	8/28/2020	10/16/2019
Sale Price		$120,000	$158,000	$137,000	$150,500	$162,500
Time Adj Sale Price		$122,800	$158,500	$143,000	$150,500	$165,800
TADJSP/SQFT		$115.41	$145.15	$134.40	$144.71	$159.42
Total Adj Factors	$74,200	$58,500	$64,000	$65,900	$64,100	$66,100
Adjusted Sale Price		$138,500	$168,700	$151,300	$160,600	$173,900
Comparable Estimate	$159,000 ($149.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-16.121	92.14-7-18	92.14-7-34	92.14-6-27	92.14-8-23	92.19-5-11
Owner	Schmied , Michael D	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Pettit, Sean	Albano, Christina L
Address	232 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	41 Satinwood Dr	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 200	55 x 105	50 x 105	50 x 105	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1983 / 0	1966 / 0	1964 / 0	1963 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	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	960	971	971	1040	1040	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 420
SFLA	960	971	971	1040	1040	1064
Att/Det Gar Sqft	405	528	352	528	420	
Prior Land	$15,100					
Prior Total	$110,100					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$16,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	10/16/2019	9/23/2019
Sale Price		$132,000	$175,000	$150,500	$162,500	$120,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$165,800	$122,800
TADJSP/SQFT		$137.80	$180.23	$144.71	$159.42	$115.41
Total Adj Factors	$66,600	$62,400	$58,500	$64,100	$66,100	$58,500
Adjusted Sale Price		$138,000	$183,100	$153,000	$166,300	$130,900
Comparable Estimate	$154,000 ($160.42/SFLA)					

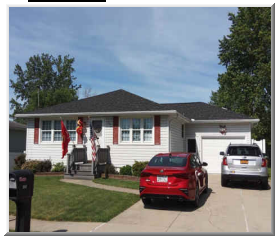
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143003	143003	143089	143089	143003
Print Key	92.15-4-33	92.18-15-43	103.10-6-29	103.09-4-26	103.09-4-7	92.20-11-24
Owner	Menefee, Margo L	Heater, Robin A	Eimer, Lisa	Uddin, Mohammed F	Nguyen, Viet B	Marx, Kevin C
Address	233 Dean Rd	288 Enez Dr	383 Creek Dr	17 Nantucket Dr	131 Nantucket Dr	35 Green Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	202	203	110	110	202
School Code	145201	143002	143001	143001	143001	145201
Site No.	1	1	1	1	1	1
Land Size	79 x 110	64 x 110	61 x 178	55 x 105	55 x 105	50 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	1972 / 0	1966 / 0	1967 / 0	1967 / 0	1966 / 0	1964 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 776	C Average 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 / 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	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	936	1479	1248	1311	1342	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	776 0	416 0	467 0	424 0	508 0	293 0
SFLA	1712	1895	1715	1735	1850	1245
Att/Det Gar Sqft		380				
Prior Land	$15,300					
Prior Total	$130,600					
Comp Land Estimate	$17,000	$16,000	$0	$15,500	$15,500	$13,000
Sale Date		5/2/2019	9/25/2019	9/11/2020	4/22/2020	2/26/2019
Sale Price		$149,000	$212,000	$175,000	$195,000	$155,000
Time Adj Sale Price		$154,500	$217,000	$175,000	$196,000	$162,300
TADJSP/SQFT		$81.53	$126.53	$100.86	$105.95	$130.36
Total Adj Factors	$88,000	$81,700	$0	$80,300	$87,400	$79,100
Adjusted Sale Price		$160,800	$0	$182,700	$196,600	$171,200
Comparable Estimate	$178,000 ($103.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-16.21	92.14-7-18	92.14-7-34	92.14-6-27	92.14-8-23	92.14-6-7
Owner	Frey, Russell H Sr	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Pettit, Sean	Garcia, Aracelys
Address	236 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	41 Satinwood Dr	46 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 200	55 x 105	50 x 105	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1966 / 0	1964 / 0	1963 / 0	1964 / 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 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	960	971	971	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 300
SFLA	960	971	971	1040	1040	936
Att/Det Gar Sqft	420	528	352	528	420	352
Prior Land	$15,100					
Prior Total	$107,200					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$16,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	10/16/2019	12/23/2019
Sale Price		$132,000	$175,000	$150,500	$162,500	$145,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$165,800	$146,900
TADJSP/SQFT		$137.80	$180.23	$144.71	$159.42	$156.94
Total Adj Factors	$63,000	$62,400	$58,500	$64,100	$66,100	$57,500
Adjusted Sale Price		$134,400	$179,500	$149,400	$162,700	$152,400
Comparable Estimate	$156,000 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-15.2	92.14-7-18	92.14-7-34	92.14-6-27	92.14-8-23	92.14-6-7
Owner	Frey, Russell J Jr	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Pettit, Sean	Garcia, Aracelys
Address	240 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	41 Satinwood Dr	46 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	55 x 105	50 x 105	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1966 / 0	1964 / 0	1963 / 0	1964 / 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 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	960	971	971	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 300
SFLA	960	971	971	1040	1040	936
Att/Det Gar Sqft	768	528	352	528	420	352
Prior Land	$15,100					
Prior Total	$110,600					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$16,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	10/16/2019	12/23/2019
Sale Price		$132,000	$175,000	$150,500	$162,500	$145,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$165,800	$146,900
TADJSP/SQFT		$137.80	$180.23	$144.71	$159.42	$156.94
Total Adj Factors	$67,200	$62,400	$58,500	$64,100	$66,100	$57,500
Adjusted Sale Price		$138,600	$183,700	$153,600	$166,900	$156,600
Comparable Estimate	$160,000 ($166.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-15.1	92.14-7-18	92.14-7-34	92.14-6-27	92.14-8-23	92.14-6-7
Owner	Szalda, Robert J	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Pettit, Sean	Garcia, Aracelys
Address	244 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	41 Satinwood Dr	46 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	55 x 105	50 x 105	50 x 105	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1966 / 0	1964 / 0	1963 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	971	1040	1040	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 300
SFLA	960	971	971	1040	1040	936
Att/Det Gar Sqft	432	528	352	528	420	352
Prior Land	$15,100					
Prior Total	$106,300					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$16,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	10/16/2019	12/23/2019
Sale Price		$132,000	$175,000	$150,500	$162,500	$145,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$165,800	$146,900
TADJSP/SQFT		$137.80	$180.23	$144.71	$159.42	$156.94
Total Adj Factors	$63,000	$62,400	$58,500	$64,100	$66,100	$57,500
Adjusted Sale Price		$134,400	$179,500	$149,400	$162,700	$152,400
Comparable Estimate	$156,000 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-14.11	92.14-7-18	92.14-7-34	92.14-6-27	92.14-6-7	92.14-8-23
Owner	Maggio Mark E	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Garcia, Aracelys	Pettit, Sean
Address	248 Dean Rd	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	46 Royal Palm Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	55 x 105	50 x 105	50 x 105	50 x 105	60 x 134
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	1983 / 0	1966 / 0	1964 / 0	1963 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	971	971	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 400
SFLA	960	971	971	1040	936	1040
Att/Det Gar Sqft	880	528	352	528	352	420
Prior Land	$15,100					
Prior Total	$110,700					
Comp Land Estimate	$17,000	$14,000	$13,000	$13,000	$13,000	$16,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	12/23/2019	10/16/2019
Sale Price		$132,000	$175,000	$150,500	$145,000	$162,500
Time Adj Sale Price		$133,800	$175,000	$150,500	$146,900	$165,800
TADJSP/SQFT		$137.80	$180.23	$144.71	$156.94	$159.42
Total Adj Factors	$66,700	$62,400	$58,500	$64,100	$57,500	$66,100
Adjusted Sale Price		$138,100	$183,200	$153,100	$156,100	$166,400
Comparable Estimate	$159,000 ($165.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-13.1	92.18-4-28	92.14-6-27	92.19-5-11	92.14-8-16	92.14-8-23
Owner	Suto, Alexander J	Zygmunt, Jessica D	Zimmerman, Renee K	Albano, Christina L	Rademacher, Michael A	Pettit, Sean
Address	252 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	140 Dean Rd	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	52 x 104	50 x 105	50 x 104	50 x 105	60 x 134
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	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1963 / 0	1967 / 0	1965 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1092	1040	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 420	0 624	0 400
SFLA	1064	1092	1040	1064	1040	1040
Att/Det Gar Sqft	294	294	528		294	420
Prior Land	$15,100					
Prior Total	$113,100					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		5/6/2020	8/28/2020	9/23/2019	10/24/2019	10/16/2019
Sale Price		$158,000	$150,500	$120,000	$167,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$122,800	$170,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$115.41	$164.33	$159.42
Total Adj Factors	$66,300	$64,000	$64,100	$58,500	$63,600	$66,100
Adjusted Sale Price		$160,800	$152,700	$130,600	$173,600	$166,000
Comparable Estimate	$157,000 ($147.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-12	92.18-4-28	92.14-6-27	92.19-5-11	92.14-8-16	92.14-8-23
Owner	Lipome, Dominic R	Zygmunt, Jessica D	Zimmerman, Renee K	Albano, Christina L	Rademacher, Michael A	Pettit, Sean
Address	256 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	140 Dean Rd	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 105	50 x 104	50 x 105	60 x 134
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1963 / 0	1967 / 0	1965 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1092	1040	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 420	0 624	0 400
SFLA	1064	1092	1040	1064	1040	1040
Att/Det Gar Sqft	280	294	528		294	420
Prior Land	$11,500					
Prior Total	$108,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		5/6/2020	8/28/2020	9/23/2019	10/24/2019	10/16/2019
Sale Price		$158,000	$150,500	$120,000	$167,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$122,800	$170,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$115.41	$164.33	$159.42
Total Adj Factors	$60,500	$64,000	$64,100	$58,500	$63,600	$66,100
Adjusted Sale Price		$155,000	$146,900	$124,800	$167,800	$160,200
Comparable Estimate	$151,000 ($141.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-40	92.18-4-28	92.19-5-11	92.14-6-27	92.14-8-16	92.15-4-15
Owner	Chalupka, Frank P	Zygmunt, Jessica D	Albano, Christina L	Zimmerman, Renee K	Rademacher, Michael A	Wojcik, Gregory T
Address	259 Dean Rd	235 Poinciana Pkwy	140 Dean Rd	69 Biscayne Dr	69 Satinwood Dr	252 Hyland Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	145201	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	59 x 110	52 x 104	50 x 104	50 x 105	50 x 105	52 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	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1967 / 0	1963 / 0	1965 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1064	1092	1064	1040	1040	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 420	0 0	0 624	0 798
SFLA	1064	1092	1064	1040	1040	1064
Att/Det Gar Sqft	440	294		528	294	396
Prior Land	$12,900					
Prior Total	$112,500					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$13,000	$14,000
Sale Date		5/6/2020	9/23/2019	8/28/2020	10/24/2019	3/1/2019
Sale Price		$158,000	$120,000	$150,500	$167,500	$137,000
Time Adj Sale Price		$158,500	$122,800	$150,500	$170,900	$143,000
TADJSP/SQFT		$145.15	$115.41	$144.71	$164.33	$134.40
Total Adj Factors	$65,500	$64,000	$58,500	$64,100	$63,600	$65,900
Adjusted Sale Price		$160,000	$129,800	$151,900	$172,800	$142,600
Comparable Estimate	$151,000 ($141.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-11.1	92.19-4-6	92.18-5-38	92.14-4-3	92.18-4-28	92.19-5-20
Owner	Wagner, Ronald G	Robak, David D	White, Kristie M	Carlson, Craig	Zygmunt, Jessica D	Mach, Donna B
Address	260 Dean Rd	92 Banko Dr	216 Diane Dr	70 Harbour Dr	235 Poinciana Pkwy	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 209	61 x 108	50 x 104	89 x 122	52 x 104	56 x 108
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	1969 / 0	1963 / 0	1964 / 0	1964 / 0	1966 / 0	1962 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1336	1268	1220	1092	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1256	1336	1268	1220	1092	1241
Att/Det Gar Sqft	308	352	308	280	294	575
Prior Land	$15,100					
Prior Total	$124,500					
Comp Land Estimate	$17,000	$15,000	$13,000	$18,000	$13,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/6/2020	5/30/2019
Sale Price		$175,000	$178,000	$150,000	$158,000	$175,333
Time Adj Sale Price		$175,000	$181,000	$150,800	$158,500	$181,800
TADJSP/SQFT		$130.99	$142.74	$123.61	$145.15	$146.49
Total Adj Factors	$75,900	$80,800	$73,700	$74,000	$64,000	$88,600
Adjusted Sale Price		$170,100	$183,200	$152,700	$170,400	$169,100
Comparable Estimate	$169,000 ($134.55/SFLA)					

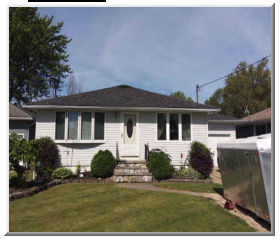
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-41	92.18-4-28	92.14-6-27	92.19-5-11	92.14-8-16	92.14-8-23
Owner	Ward, James R	Zygmunt, Jessica D	Zimmerman, Renee K	Albano, Christina L	Rademacher, Michael A	Pettit, Sean
Address	263 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	140 Dean Rd	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	145201	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 110	52 x 104	50 x 105	50 x 104	50 x 105	60 x 134
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	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1963 / 0	1967 / 0	1965 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1092	1040	1064	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 420	0 624	0 400
SFLA	1064	1092	1040	1064	1040	1040
Att/Det Gar Sqft	400	294	528		294	420
Prior Land	$12,900					
Prior Total	$112,000					
Comp Land Estimate	$15,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		5/6/2020	8/28/2020	9/23/2019	10/24/2019	10/16/2019
Sale Price		$158,000	$150,500	$120,000	$167,500	$162,500
Time Adj Sale Price		$158,500	$150,500	$122,800	$170,900	$165,800
TADJSP/SQFT		$145.15	$144.71	$115.41	$164.33	$159.42
Total Adj Factors	$65,900	$64,000	$64,100	$58,500	$63,600	$66,100
Adjusted Sale Price		$160,400	$152,300	$130,200	$173,200	$165,600
Comparable Estimate	$156,000 ($146.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-10.1	92.18-4-28	92.14-6-27	92.14-8-16	92.14-8-23	92.19-5-11
Owner	Sellick, Kathleen M	Zygmunt, Jessica D	Zimmerman, Renee K	Rademacher, Michael A	Pettit, Sean	Albano, Christina L
Address	264 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	69 Satinwood Dr	41 Satinwood Dr	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 209	52 x 104	50 x 105	50 x 105	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1963 / 0	1965 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1064	1092	1040	1040	1040	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 624	0 400	0 420
SFLA	1064	1092	1040	1040	1040	1064
Att/Det Gar Sqft	294	294	528	294	420	
Prior Land	$15,100					
Prior Total	$112,700					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	10/24/2019	10/16/2019	9/23/2019
Sale Price		$158,000	$150,500	$167,500	$162,500	$120,000
Time Adj Sale Price		$158,500	$150,500	$170,900	$165,800	$122,800
TADJSP/SQFT		$145.15	$144.71	$164.33	$159.42	$115.41
Total Adj Factors	$66,300	$64,000	$64,100	$63,600	$66,100	$58,500
Adjusted Sale Price		$160,800	$152,700	$173,600	$166,000	$130,600
Comparable Estimate	$157,000 ($147.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-42	92.18-4-28	92.14-6-27	92.14-8-16	92.19-5-11	92.14-8-23
Owner	Russo, John P	Zygmunt, Jessica D	Zimmerman, Renee K	Rademacher, Michael A	Albano, Christina L	Pettit, Sean
Address	267 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	69 Satinwood Dr	140 Dean Rd	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	145201	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 110	52 x 104	50 x 105	50 x 105	50 x 104	60 x 134
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	1968 / 0	1966 / 0	1963 / 0	1965 / 0	1967 / 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 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 / 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	1064	1092	1040	1040	1064	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 624	0 420	0 400
SFLA	1064	1092	1040	1040	1064	1040
Att/Det Gar Sqft	280	294	528	294		420
Prior Land	$11,900					
Prior Total	$109,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		5/6/2020	8/28/2020	10/24/2019	9/23/2019	10/16/2019
Sale Price		$158,000	$150,500	$167,500	$120,000	$162,500
Time Adj Sale Price		$158,500	$150,500	$170,900	$122,800	$165,800
TADJSP/SQFT		$145.15	$144.71	$164.33	$115.41	$159.42
Total Adj Factors	$63,800	$64,000	$64,100	$63,600	$58,500	$66,100
Adjusted Sale Price		$158,300	$150,200	$171,100	$128,100	$163,500
Comparable Estimate	$154,000 ($144.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-9.1	92.18-4-28	92.14-6-27	92.14-8-16	92.14-8-23	92.19-5-11
Owner	Mieles, Carmen E	Zygmunt, Jessica D	Zimmerman, Renee K	Rademacher, Michael A	Pettit, Sean	Albano, Christina L
Address	268 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	69 Satinwood Dr	41 Satinwood Dr	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 209	52 x 104	50 x 105	50 x 105	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1963 / 0	1965 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	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	1064	1092	1040	1040	1040	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 624	0 400	0 420
SFLA	1064	1092	1040	1040	1040	1064
Att/Det Gar Sqft	294	294	528	294	420	
Prior Land	$15,100					
Prior Total	$111,100					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		5/6/2020	8/28/2020	10/24/2019	10/16/2019	9/23/2019
Sale Price		$158,000	$150,500	$167,500	$162,500	$120,000
Time Adj Sale Price		$158,500	$150,500	$170,900	$165,800	$122,800
TADJSP/SQFT		$145.15	$144.71	$164.33	$159.42	$115.41
Total Adj Factors	$65,800	$64,000	$64,100	$63,600	$66,100	$58,500
Adjusted Sale Price		$160,300	$152,200	$173,100	$165,500	$130,100
Comparable Estimate	$156,000 ($146.62/SFLA)					

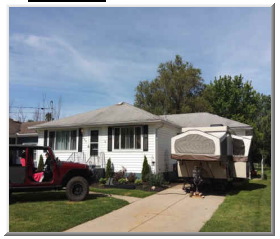
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-43	92.19-4-6	92.18-5-38	92.14-4-3	92.18-4-28	92.19-5-20
Owner	Inluxay Paul	Robak, David D	White, Kristie M	Carlson, Craig	Zygmunt, Jessica D	Mach, Donna B
Address	271 Dean Rd	92 Banko Dr	216 Diane Dr	70 Harbour Dr	235 Poinciana Pkwy	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 110	61 x 108	50 x 104	89 x 122	52 x 104	56 x 108
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	1970 / 0	1963 / 0	1964 / 0	1964 / 0	1966 / 0	1962 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1456	1336	1268	1220	1092	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1456	1336	1268	1220	1092	1241
Att/Det Gar Sqft	273	352	308	280	294	575
Prior Land	$11,900					
Prior Total	$142,760					
Comp Land Estimate	$13,000	$15,000	$13,000	$18,000	$13,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/6/2020	5/30/2019
Sale Price		$175,000	$178,000	$150,000	$158,000	$175,333
Time Adj Sale Price		$175,000	$181,000	$150,800	$158,500	$181,800
TADJSP/SQFT		$130.99	$142.74	$123.61	$145.15	$146.49
Total Adj Factors	$92,000	$80,800	$73,700	$74,000	$64,000	$88,600
Adjusted Sale Price		$186,200	$199,300	$168,800	$186,500	$185,200
Comparable Estimate	$185,000 ($127.06/SFLA)					

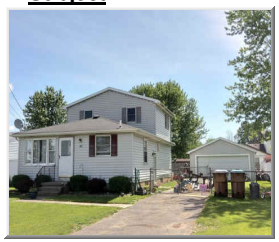
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-8.1	92.14-7-34	92.14-6-7	92.14-7-18	92.18-7-49.1	92.14-6-27
Owner	Spaich , John P	Cielinski, Timothy A	Garcia, Aracelys	Beutler, Michael R	Wass, Jeffrey	Zimmerman, Renee K
Address	272 Dean Rd	57 Royal Palm Dr	46 Royal Palm Dr	58 Satinwood Dr	280 Meadowlawn Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	50 x 105	50 x 105	55 x 105	55 x 130	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1964 / 0	1963 / 0	1966 / 0	1963 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	971	936	971	912	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 480	0 0
SFLA	912	971	936	971	912	1040
Att/Det Gar Sqft	294	352	352	528	600	528
Prior Land	$15,100					
Prior Total	$97,300					
Comp Land Estimate	$17,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		10/13/2020	12/23/2019	12/18/2019	7/28/2020	8/28/2020
Sale Price		$175,000	$145,000	$132,000	$190,500	$150,500
Time Adj Sale Price		$175,000	$146,900	$133,800	$190,500	$150,500
TADJSP/SQFT		$180.23	$156.94	$137.80	$208.88	$144.71
Total Adj Factors	$59,400	$58,500	$57,500	$62,400	$68,900	$64,100
Adjusted Sale Price		$175,900	$148,800	$130,800	$181,000	$145,800
Comparable Estimate	$156,000 ($171.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-44	92.19-4-6	92.18-5-38	92.14-4-3	92.18-4-28	92.19-5-20
Owner	Panfil, Sidney N	Robak, David D	White, Kristie M	Carlson, Craig	Zygmunt, Jessica D	Mach, Donna B
Address	275 Dean Rd	92 Banko Dr	216 Diane Dr	70 Harbour Dr	235 Poinciana Pkwy	101 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 110	61 x 108	50 x 104	89 x 122	52 x 104	56 x 108
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	02 Brick
Year Built/Eff Yr Built	1969 / 0	1963 / 0	1964 / 0	1964 / 0	1966 / 0	1962 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1336	1268	1220	1092	1241
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1288	1336	1268	1220	1092	1241
Att/Det Gar Sqft	500	352	308	280	294	575
Prior Land	$11,900					
Prior Total	$121,700					
Comp Land Estimate	$13,000	$15,000	$13,000	$18,000	$13,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/6/2020	5/30/2019
Sale Price		$175,000	$178,000	$150,000	$158,000	$175,333
Time Adj Sale Price		$175,000	$181,000	$150,800	$158,500	$181,800
TADJSP/SQFT		$130.99	$142.74	$123.61	$145.15	$146.49
Total Adj Factors	$75,500	$80,800	$73,700	$74,000	$64,000	$88,600
Adjusted Sale Price		$169,700	$182,800	$152,300	$170,000	$168,700
Comparable Estimate	$169,000 ($131.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-7.1	92.19-4-6	92.18-5-38	92.14-4-3	92.18-4-28	92.15-2-12
Owner	Frankhauser Jacob W	Robak, David D	White, Kristie M	Carlson, Craig	Zygmunt, Jessica D	Marlowe, William W
Address	276 Dean Rd	92 Banko Dr	216 Diane Dr	70 Harbour Dr	235 Poinciana Pkwy	199 Lou Ann Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 209	61 x 108	50 x 104	89 x 122	52 x 104	50 x 117
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	1969 / 0	1963 / 0	1964 / 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	C Average 100	C Average 100	C Average 105	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	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	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1337	1336	1268	1220	1092	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1337	1336	1268	1220	1092	1230
Att/Det Gar Sqft		352	308	280	294	350
Prior Land	$15,100					
Prior Total	$129,600					
Comp Land Estimate	$17,000	$15,000	$13,000	$18,000	$13,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/6/2020	9/5/2018
Sale Price		$175,000	$178,000	$150,000	$158,000	$160,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$158,500	$172,000
TADJSP/SQFT		$130.99	$142.74	$123.61	$145.15	$139.84
Total Adj Factors	$77,900	$80,800	$73,700	$74,000	$64,000	$81,300
Adjusted Sale Price		$172,100	$185,200	$154,700	$172,400	$168,600
Comparable Estimate	$171,000 ($127.9/SFLA)					

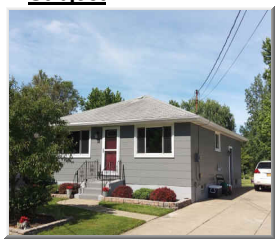
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-45	92.19-4-6	92.18-5-38	92.14-4-3	92.19-5-20	92.15-2-12
Owner	Lesniak, Dennis P	Robak, David D	White, Kristie M	Carlson, Craig	Mach, Donna B	Marlowe, William W
Address	279 Dean Rd	92 Banko Dr	216 Diane Dr	70 Harbour Dr	101 Banko Dr	199 Lou Ann Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	145201	143002	143002	145201	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 110	61 x 108	50 x 104	89 x 122	56 x 108	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1963 / 0	1964 / 0	1964 / 0	1962 / 0	1962 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	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	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	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	1364	1336	1268	1220	1241	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 0	0 0	0 0
SFLA	1364	1336	1268	1220	1241	1230
Att/Det Gar Sqft	528	352	308	280	575	350
Prior Land	$11,900					
Prior Total	$136,950					
Comp Land Estimate	$13,000	$15,000	$13,000	$18,000	$14,000	$14,000
Sale Date		9/18/2020	11/12/2019	4/24/2020	5/30/2019	9/5/2018
Sale Price		$175,000	$178,000	$150,000	$175,333	$160,000
Time Adj Sale Price		$175,000	$181,000	$150,800	$181,800	$172,000
TADJSP/SQFT		$130.99	$142.74	$123.61	$146.49	$139.84
Total Adj Factors	$87,400	$80,800	$73,700	$74,000	$88,600	$81,300
Adjusted Sale Price		$181,600	$194,700	$164,200	$180,600	$178,100
Comparable Estimate	$180,000 ($131.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-6.1	92.14-6-27	92.18-4-28	92.14-8-16	92.14-8-23	92.19-5-11
Owner	Lamacchia, Jill Anne	Zimmerman, Renee K	Zygmunt, Jessica D	Rademacher, Michael A	Pettit, Sean	Albano, Christina L
Address	280 Dean Rd	69 Biscayne Dr	235 Poinciana Pkwy	69 Satinwood Dr	41 Satinwood Dr	140 Dean Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 209	50 x 105	52 x 104	50 x 105	60 x 134	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1966 / 0	1965 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 / 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	1064	1040	1092	1040	1040	1064
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 624	0 400	0 420
SFLA	1064	1040	1092	1040	1040	1064
Att/Det Gar Sqft	280	528	294	294	420	
Prior Land	$15,100					
Prior Total	$108,900					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/24/2019	10/16/2019	9/23/2019
Sale Price		$150,500	$158,000	$167,500	$162,500	$120,000
Time Adj Sale Price		$150,500	$158,500	$170,900	$165,800	$122,800
TADJSP/SQFT		$144.71	$145.15	$164.33	$159.42	$115.41
Total Adj Factors	$65,200	$64,100	$64,000	$63,600	$66,100	$58,500
Adjusted Sale Price		$151,600	$159,700	$172,500	$164,900	$129,500
Comparable Estimate	$156,000 ($146.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-48.1	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Sobkowiak , Wayne D	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	283 Dean Rd	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	145201	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 111	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	6	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1309	1028	849	1336	1066
2nd Sty Area	480	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 0	0 758	0 300	0 0	0 1200	0 0
SFLA	1440	2068	1606	1269	2040	1586
Att/Det Gar Sqft	480	440	280	330	308	484
Prior Land	$13,100					
Prior Total	$98,500					
Comp Land Estimate	$15,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$67,400	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$201,500	$180,300	$158,100	$135,700	$179,200
Comparable Estimate	$171,000 ($118.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-5.1	92.14-6-27	92.14-8-16	92.18-4-28	92.14-8-23	92.14-7-34
Owner	Giamberdino, Anthony	Zimmerman, Renee K	Rademacher, Michael A	Zygmunt, Jessica D	Pettit, Sean	Cielinski, Timothy A
Address	284 Dean Rd	69 Biscayne Dr	69 Satinwood Dr	235 Poinciana Pkwy	41 Satinwood Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 209	50 x 105	50 x 105	52 x 104	60 x 134	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1963 / 0	1965 / 0	1966 / 0	1964 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1040	1092	1040	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 624	0 0	0 400	0 0
SFLA	1064	1040	1040	1092	1040	971
Att/Det Gar Sqft		528	294	294	420	352
Prior Land	$15,100					
Prior Total	$106,000					
Comp Land Estimate	$17,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		8/28/2020	10/24/2019	5/6/2020	10/16/2019	10/13/2020
Sale Price		$150,500	$167,500	$158,000	$162,500	$175,000
Time Adj Sale Price		$150,500	$170,900	$158,500	$165,800	$175,000
TADJSP/SQFT		$144.71	$164.33	$145.15	$159.42	$180.23
Total Adj Factors	$61,900	$64,100	$63,600	$64,000	$66,100	$58,500
Adjusted Sale Price		$148,300	$169,200	$156,400	$161,600	$178,400
Comparable Estimate	$163,000 ($153.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-4-1.1	92.14-7-34	92.14-7-18	92.14-6-27	92.14-6-7	92.14-8-16
Owner	Buckley, Kevin F	Cielinski, Timothy A	Beutler, Michael R	Zimmerman, Renee K	Garcia, Aracelys	Rademacher, Michael A
Address	287 Dean Rd	57 Royal Palm Dr	58 Satinwood Dr	69 Biscayne Dr	46 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 110	50 x 105	55 x 105	50 x 105	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1964 / 0	1966 / 0	1963 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	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	960	971	971	1040	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 624
SFLA	960	971	971	1040	936	1040
Att/Det Gar Sqft	500	352	528	528	352	294
Prior Land	$13,200					
Prior Total	$78,850					
Comp Land Estimate	$15,000	$13,000	$14,000	$13,000	$13,000	$13,000
Sale Date		10/13/2020	12/18/2019	8/28/2020	12/23/2019	10/24/2019
Sale Price		$175,000	$132,000	$150,500	$145,000	$167,500
Time Adj Sale Price		$175,000	$133,800	$150,500	$146,900	$170,900
TADJSP/SQFT		$180.23	$137.80	$144.71	$156.94	$164.33
Total Adj Factors	$63,000	$58,500	$62,400	$64,100	$57,500	$63,600
Adjusted Sale Price		$179,500	$134,400	$149,400	$152,400	$170,300
Comparable Estimate	$157,000 ($163.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-4.11	92.14-6-27	92.14-8-16	92.18-4-28	92.14-8-23	92.14-7-34
Owner	Adams, Gail L	Zimmerman, Renee K	Rademacher, Michael A	Zygmunt, Jessica D	Pettit, Sean	Cielinski, Timothy A
Address	288 Dean Rd	69 Biscayne Dr	69 Satinwood Dr	235 Poinciana Pkwy	41 Satinwood Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	68 x 209	50 x 105	50 x 105	52 x 104	60 x 134	50 x 105
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	1970 / 0	1963 / 0	1965 / 0	1966 / 0	1964 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1040	1092	1040	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 624	0 0	0 400	0 0
SFLA	1064	1040	1040	1092	1040	971
Att/Det Gar Sqft		528	294	294	420	352
Prior Land	$17,800					
Prior Total	$108,700					
Comp Land Estimate	$20,000	$13,000	$13,000	$13,000	$16,000	$13,000
Sale Date		8/28/2020	10/24/2019	5/6/2020	10/16/2019	10/13/2020
Sale Price		$150,500	$167,500	$158,000	$162,500	$175,000
Time Adj Sale Price		$150,500	$170,900	$158,500	$165,800	$175,000
TADJSP/SQFT		$144.71	$164.33	$145.15	$159.42	$180.23
Total Adj Factors	$63,300	$64,100	$63,600	$64,000	$66,100	$58,500
Adjusted Sale Price		$149,700	$170,600	$157,800	$163,000	$179,800
Comparable Estimate	$164,000 ($154.14/SFLA)					

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

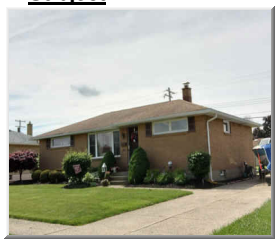
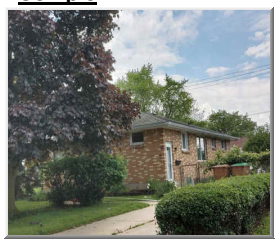
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.15-3-2.1	92.18-4-28	92.14-6-27	92.14-8-16	92.14-8-23	92.14-8-45
Owner	Drummer, Douglas	Zygmunt, Jessica D	Zimmerman, Renee K	Rademacher, Michael A	Pettit, Sean	Nagel, John C
Address	292 Dean Rd	235 Poinciana Pkwy	69 Biscayne Dr	69 Satinwood Dr	41 Satinwood Dr	280 Crandon Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	145201	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	80 x 209	52 x 104	50 x 105	50 x 105	60 x 134	52 x 130
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	1987 / 0	1966 / 0	1963 / 0	1965 / 0	1964 / 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 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	1.0	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	1092	1092	1040	1040	1040	1091
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 624	0 400	520 0
SFLA	1092	1092	1040	1040	1040	1091
Att/Det Gar Sqft	280	294	528	294	420	440
Prior Land	$19,700					
Prior Total	$83,000					
Comp Land Estimate	$21,000	$13,000	$13,000	$13,000	$16,000	$15,000
Sale Date		5/6/2020	8/28/2020	10/24/2019	10/16/2019	6/27/2019
Sale Price		$158,000	$150,500	$167,500	$162,500	$132,500
Time Adj Sale Price		$158,500	$150,500	$170,900	$165,800	$136,900
TADJSP/SQFT		$145.15	$144.71	$164.33	$159.42	$125.48
Total Adj Factors	$71,100	$64,000	$64,100	$63,600	$66,100	$68,000
Adjusted Sale Price		$165,600	$157,500	$178,400	$170,800	$140,000
Comparable Estimate	$162,000 ($148.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-1	92.18-10-11	92.18-12-1	92.18-11-51	92.18-9-4	92.18-9-43
Owner	Wujek, Dolores D	Wohlfehrt, Kellie J	Panus, Cassandra	Champagne, Nicole M	Semertzides, Christina	Stiller, Michael R
Address	7 Diane Dr	47 Diane Dr	105 Homeworth Pkwy	30 Diane Dr	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	60 x 104	75 x 105	60 x 104	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1964 / 0	1958 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1038	1040	1048	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 798	0 0	0 250
SFLA	1080	1038	1040	1048	1174	1116
Att/Det Gar Sqft	368	280	440	440	308	308
Prior Land	$14,000					
Prior Total	$107,400					
Comp Land Estimate	$15,000	$14,000	$16,000	$14,000	$14,000	$15,000
Sale Date		6/2/2020	10/1/2020	1/13/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$158,200	$135,000	$175,000	$124,500
Time Adj Sale Price		$130,200	$158,200	$136,400	$175,000	$125,700
TADJSP/SQFT		$125.43	$152.12	$130.15	$149.06	$112.63
Total Adj Factors	$68,300	$64,100	$66,400	$68,600	$73,300	$61,800
Adjusted Sale Price		$134,400	$160,100	$136,100	$170,000	$132,200
Comparable Estimate	$147,000 ($136.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-56	92.18-9-4	92.18-11-56	92.17-6-5	92.18-10-11	92.18-11-51
Owner	Pressberg Sarah D	Semertzides, Christina	Pressberg, Sarah D	Scott, Tasheka	Wohlfehrt, Kellie J	Champagne, Nicole M
Address	10 Diane Dr	55 Lydia Ln	10 Diane Dr	9 Barone Cir	47 Diane Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 130	60 x 104	56 x 100	60 x 104	60 x 104
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	1959 / 0	1958 / 0	1959 / 0	1962 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1192	1174	1192	1238	1038	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 798
SFLA	1192	1174	1192	1238	1038	1048
Att/Det Gar Sqft	352	308	352	308	280	440
Prior Land	$12,600					
Prior Total	$117,030					
Comp Land Estimate	$14,000	$14,000	$14,000	$13,000	$14,000	$14,000
Sale Date		10/1/2020	4/1/2019	12/30/2019	6/2/2020	1/13/2020
Sale Price		$175,000	$161,000	$150,000	$130,000	$135,000
Time Adj Sale Price		$175,000	$167,500	$152,000	$130,200	$136,400
TADJSP/SQFT		$149.06	$140.52	$122.78	$125.43	$130.15
Total Adj Factors	$74,700	$73,300	$74,700	$74,500	$64,100	$68,600
Adjusted Sale Price		$176,400	$167,500	$152,200	$140,800	$142,500
Comparable Estimate	$156,000 ($130.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-2	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Trzaska, Elizabeth A	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	11 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1038	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 0	0 250
SFLA	1038	1038	1048	1040	1174	1116
Att/Det Gar Sqft	440	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$92,400					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$65,400	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$131,500	$133,200	$157,200	$167,100	$129,300
Comparable Estimate	$144,000 ($138.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-55	92.18-11-23	92.17-6-5	92.18-9-4	92.18-10-43	92.18-11-56
Owner	Daubner, Cheryl A	Strychalski, Timothy	Scott, Tasheka	Semertzides, Christina	Tarasik, Jessica A	Pressberg, Sarah D
Address	14 Diane Dr	95 Temple Dr	9 Barone Cir	55 Lydia Ln	106 Lydia Ln	10 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	56 x 100	50 x 130	50 x 130	60 x 104
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	1959 / 0	1960 / 0	1962 / 0	1958 / 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 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 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	4
Full/Half Baths	1 / 1	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	1278	1316	1238	1174	1284	1192
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 600	0 0	0 0	0 0
SFLA	1278	1316	1238	1174	1284	1192
Att/Det Gar Sqft	280	484	308	308	308	352
Prior Land	$12,600					
Prior Total	$120,350					
Comp Land Estimate	$14,000	$15,000	$13,000	$14,000	$14,000	$14,000
Sale Date		8/31/2020	12/30/2019	10/1/2020	6/11/2019	4/1/2019
Sale Price		$192,000	$150,000	$175,000	$135,100	$161,000
Time Adj Sale Price		$192,000	$152,000	$175,000	$139,600	$167,500
TADJSP/SQFT		$145.90	$122.78	$149.06	$108.72	$140.52
Total Adj Factors	$75,100	$80,800	$74,500	$73,300	$74,500	$74,700
Adjusted Sale Price		$186,300	$152,600	$176,800	$140,200	$167,900
Comparable Estimate	$165,000 ($129.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-3	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Hunter, David B	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	15 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 798	0 0	0 0	0 250
SFLA	1038	1038	1048	1040	1174	1116
Att/Det Gar Sqft		280	440	440	308	308
Prior Land	$12,600					
Prior Total	$99,500					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$60,900	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$127,000	$128,700	$152,700	$162,600	$124,800
Comparable Estimate	$139,000 ($133.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-54	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Blachowski, Bruce J	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	18 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1038	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 732	0 0	0 798	0 0	0 0	0 250
SFLA	1038	1038	1048	1040	1174	1116
Att/Det Gar Sqft	440	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$110,900					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$69,300	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$135,400	$137,100	$161,100	$171,000	$133,200
Comparable Estimate	$148,000 ($142.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-4	92.18-10-11	92.18-11-51	92.18-12-1	92.18-11-48	92.18-9-4
Owner	Falcone, Julia	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Brzezinski, Norman A	Semertzides, Christina
Address	19 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	42 Diane Dr	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	60 x 104	50 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	1958 / 0	1958 / 0	1958 / 0	1964 / 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	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 / 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	920	1038	1048	1040	920	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 0	0 0
SFLA	920	1038	1048	1040	920	1174
Att/Det Gar Sqft	484	280	440	440	440	308
Prior Land	$12,600					
Prior Total	$97,500					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/18/2019	10/1/2020
Sale Price		$130,000	$135,000	$158,200	$122,000	$175,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$128,100	$175,000
TADJSP/SQFT		$125.43	$130.15	$152.12	$139.24	$149.06
Total Adj Factors	$59,600	$64,100	$68,600	$66,400	$61,800	$73,300
Adjusted Sale Price		$125,700	$127,400	$151,400	$125,900	$161,300
Comparable Estimate	$138,000 ($150/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-53	92.18-10-11	92.18-11-51	92.18-12-1	92.18-11-48	92.18-7-49.1
Owner	Faber, Josephine J	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Brzezinski, Norman A	Wass, Jeffrey
Address	22 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	42 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	60 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1959 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 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	920	1038	1048	1040	920	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 690	0 0	0 798	0 0	0 0	0 480
SFLA	920	1038	1048	1040	920	912
Att/Det Gar Sqft	352	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$96,900					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/18/2019	7/28/2020
Sale Price		$130,000	$135,000	$158,200	$122,000	$190,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$128,100	$190,500
TADJSP/SQFT		$125.43	$130.15	$152.12	$139.24	$208.88
Total Adj Factors	$59,700	$64,100	$68,600	$66,400	$61,800	$68,900
Adjusted Sale Price		$125,800	$127,500	$151,500	$126,000	$181,300
Comparable Estimate	$142,000 ($154.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-5	92.18-9-4	92.18-10-11	92.18-11-51	92.18-9-43	92.18-12-1
Owner	Bova, Grace	Semertzides, Christina	Wohlfehrt, Kellie J	Champagne, Nicole M	Stiller, Michael R	Panus, Cassandra
Address	23 Diane Dr	55 Lydia Ln	47 Diane Dr	30 Diane Dr	120 Meadowlawn Rd	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 130	60 x 104	60 x 104	55 x 130	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1961 / 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 90	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	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 / 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	1132	1174	1038	1048	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 250	0 0
SFLA	1132	1174	1038	1048	1116	1040
Att/Det Gar Sqft	484	308	280	440	308	440
Prior Land	$12,600					
Prior Total	$114,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$15,000	$16,000
Sale Date		10/1/2020	6/2/2020	1/13/2020	1/10/2020	10/1/2020
Sale Price		$175,000	$130,000	$135,000	$124,500	$158,200
Time Adj Sale Price		$175,000	$130,200	$136,400	$125,700	$158,200
TADJSP/SQFT		$149.06	$125.43	$130.15	$112.63	$152.12
Total Adj Factors	$69,300	$73,300	$64,100	$68,600	$61,800	$66,400
Adjusted Sale Price		$171,000	$135,400	$137,100	$133,200	$161,100
Comparable Estimate	$148,000 ($130.74/SFLA)					

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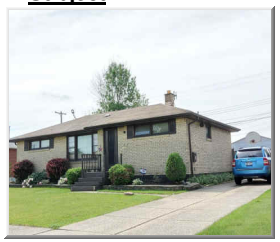
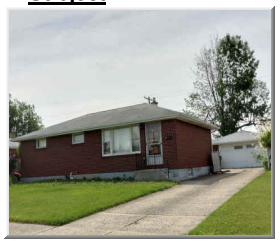
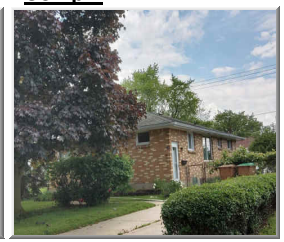
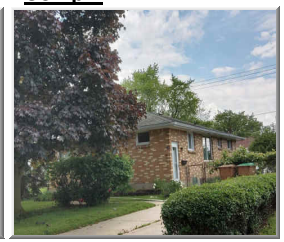
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-52	92.18-11-23	92.18-9-4	92.17-6-5	92.18-10-43	92.18-10-11
Owner	Lis, Brittany E	Strychalski, Timothy	Semertzides, Christina	Scott, Tasheka	Tarasik, Jessica A	Wohlfehrt, Kellie J
Address	26 Diane Dr	95 Temple Dr	55 Lydia Ln	9 Barone Cir	106 Lydia Ln	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	50 x 130	56 x 100	50 x 130	60 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1958 / 0	1962 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1322	1316	1174	1238	1284	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 630	0 438	0 0	0 600	0 0	0 0
SFLA	1322	1316	1174	1238	1284	1038
Att/Det Gar Sqft	496	484	308	308	308	280
Prior Land	$12,600					
Prior Total	$124,500					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$14,000	$14,000
Sale Date		8/31/2020	10/1/2020	12/30/2019	6/11/2019	6/2/2020
Sale Price		$192,000	$175,000	$150,000	$135,100	$130,000
Time Adj Sale Price		$192,000	$175,000	$152,000	$139,600	$130,200
TADJSP/SQFT		$145.90	$149.06	$122.78	$108.72	$125.43
Total Adj Factors	$80,300	$80,800	$73,300	$74,500	$74,500	$64,100
Adjusted Sale Price		$191,500	$182,000	$157,800	$145,400	$146,400
Comparable Estimate	$165,000 ($124.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-6	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Anderson, Michael L	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	27 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1048	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 680	0 0	0 798	0 0	0 0	0 250
SFLA	1048	1038	1048	1040	1174	1116
Att/Det Gar Sqft	396	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$111,700					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$71,600	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$137,700	$139,400	$163,400	$173,300	$135,500
Comparable Estimate	$150,000 ($143.13/SFLA)					

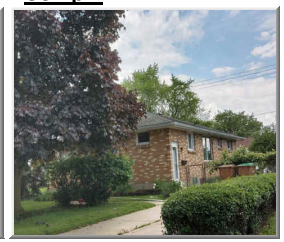
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-51	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Champagne, Nicole M	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	30 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1048	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 798	0 0	0 798	0 0	0 0	0 250
SFLA	1048	1038	1048	1040	1174	1116
Att/Det Gar Sqft	440	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$109,100					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$68,600	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$134,700	$136,400	$160,400	$170,300	$132,500
Comparable Estimate	$147,000 ($140.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-7	92.18-10-11	92.18-11-51	92.18-11-48	92.18-12-1	92.18-7-49.1
Owner	Conners, John R	Wohlfehrt, Kellie J	Champagne, Nicole M	Brzezinski, Norman A	Panus, Cassandra	Wass, Jeffrey
Address	31 Diane Dr	47 Diane Dr	30 Diane Dr	42 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 x 130
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	1959 / 0	1958 / 0	1958 / 0	1959 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 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	920	1038	1048	920	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 460	0 0	0 798	0 0	0 0	0 480
SFLA	920	1038	1048	920	1040	912
Att/Det Gar Sqft	528	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$96,400					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/13/2020	1/18/2019	10/1/2020	7/28/2020
Sale Price		$130,000	$135,000	$122,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$136,400	$128,100	$158,200	$190,500
TADJSP/SQFT		$125.43	$130.15	$139.24	$152.12	$208.88
Total Adj Factors	$60,600	$64,100	$68,600	$61,800	$66,400	$68,900
Adjusted Sale Price		$126,700	$128,400	$126,900	$152,400	$182,200
Comparable Estimate	$143,000 ($155.43/SFLA)					

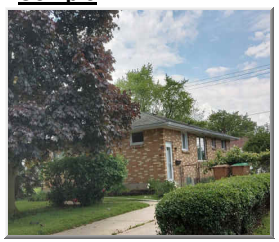
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-50	92.18-11-23	92.18-9-4	92.18-10-43	92.17-6-5	92.18-10-11
Owner	Wooster, Norma	Strychalski, Timothy	Semertzides, Christina	Tarasik, Jessica A	Scott, Tasheka	Wohlfehrt, Kellie J
Address	34 Diane Dr	95 Temple Dr	55 Lydia Ln	106 Lydia Ln	9 Barone Cir	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	50 x 130	50 x 130	56 x 100	60 x 104
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	1959 / 0	1960 / 0	1958 / 0	1960 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1363	1316	1174	1284	1238	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 0	0 0	0 600	0 0
SFLA	1363	1316	1174	1284	1238	1038
Att/Det Gar Sqft	475	484	308	308	308	280
Prior Land	$12,600					
Prior Total	$120,350					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$13,000	$14,000
Sale Date		8/31/2020	10/1/2020	6/11/2019	12/30/2019	6/2/2020
Sale Price		$192,000	$175,000	$135,100	$150,000	$130,000
Time Adj Sale Price		$192,000	$175,000	$139,600	$152,000	$130,200
TADJSP/SQFT		$145.90	$149.06	$108.72	$122.78	$125.43
Total Adj Factors	$79,700	$80,800	$73,300	$74,500	$74,500	$64,100
Adjusted Sale Price		$190,900	$181,400	$144,800	$157,200	$145,800
Comparable Estimate	$164,000 ($120.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-8	92.18-10-11	92.18-11-51	92.18-11-48	92.18-12-1	92.18-7-49.1
Owner	Jagord, Jerome A	Wohlfehrt, Kellie J	Champagne, Nicole M	Brzezinski, Norman A	Panus, Cassandra	Wass, Jeffrey
Address	35 Diane Dr	47 Diane Dr	30 Diane Dr	42 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1959 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 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	920	1038	1048	920	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 0	0 480
SFLA	920	1038	1048	920	1040	912
Att/Det Gar Sqft	308	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$92,800					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/13/2020	1/18/2019	10/1/2020	7/28/2020
Sale Price		$130,000	$135,000	$122,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$136,400	$128,100	$158,200	$190,500
TADJSP/SQFT		$125.43	$130.15	$139.24	$152.12	$208.88
Total Adj Factors	$57,900	$64,100	$68,600	$61,800	$66,400	$68,900
Adjusted Sale Price		$124,000	$125,700	$124,200	$149,700	$179,500
Comparable Estimate	$141,000 ($153.26/SFLA)					

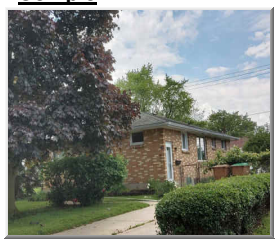
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-49	92.18-11-23	92.18-9-4	92.17-6-5	92.18-10-11	92.18-10-43
Owner	Straker, Robert F	Strychalski, Timothy	Semertzides, Christina	Scott, Tasheka	Wohlfehrt, Kellie J	Tarasik, Jessica A
Address	38 Diane Dr	95 Temple Dr	55 Lydia Ln	9 Barone Cir	47 Diane Dr	106 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	50 x 130	56 x 100	60 x 104	50 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	1961 / 0	1960 / 0	1958 / 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 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	1316	1174	1238	1038	1284
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 713	0 438	0 0	0 600	0 0	0 0
SFLA	1236	1316	1174	1238	1038	1284
Att/Det Gar Sqft	440	484	308	308	280	308
Prior Land	$12,600					
Prior Total	$116,200					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$14,000	$14,000
Sale Date		8/31/2020	10/1/2020	12/30/2019	6/2/2020	6/11/2019
Sale Price		$192,000	$175,000	$150,000	$130,000	$135,100
Time Adj Sale Price		$192,000	$175,000	$152,000	$130,200	$139,600
TADJSP/SQFT		$145.90	$149.06	$122.78	$125.43	$108.72
Total Adj Factors	$76,200	$80,800	$73,300	$74,500	$64,100	$74,500
Adjusted Sale Price		$187,400	$177,900	$153,700	$142,300	$141,300
Comparable Estimate	$161,000 ($130.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-9	92.18-10-11	92.18-11-51	92.18-11-48	92.18-12-1	92.18-7-49.1
Owner	Seltz, Andrew C	Wohlfehrt, Kellie J	Champagne, Nicole M	Brzezinski, Norman A	Panus, Cassandra	Wass, Jeffrey
Address	39 Diane Dr	47 Diane Dr	30 Diane Dr	42 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1959 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 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	920	1038	1048	920	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 798	0 0	0 0	0 480
SFLA	920	1038	1048	920	1040	912
Att/Det Gar Sqft	352	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$94,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/13/2020	1/18/2019	10/1/2020	7/28/2020
Sale Price		$130,000	$135,000	$122,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$136,400	$128,100	$158,200	$190,500
TADJSP/SQFT		$125.43	$130.15	$139.24	$152.12	$208.88
Total Adj Factors	$61,300	$64,100	$68,600	$61,800	$66,400	$68,900
Adjusted Sale Price		$127,400	$129,100	$127,600	$153,100	$182,900
Comparable Estimate	$144,000 ($156.52/SFLA)					

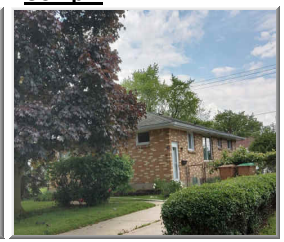
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-48	92.18-10-11	92.18-11-48	92.18-11-51	92.18-12-1	92.18-7-49.1
Owner	Brzezinski, Norman A	Wohlfehrt, Kellie J	Brzezinski, Norman A	Champagne, Nicole M	Panus, Cassandra	Wass, Jeffrey
Address	42 Diane Dr	47 Diane Dr	42 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	920	1038	920	1048	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 0	0 480
SFLA	920	1038	920	1048	1040	912
Att/Det Gar Sqft	440	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$91,800					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/18/2019	1/13/2020	10/1/2020	7/28/2020
Sale Price		$130,000	$122,000	$135,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$128,100	$136,400	$158,200	$190,500
TADJSP/SQFT		$125.43	$139.24	$130.15	$152.12	$208.88
Total Adj Factors	$59,900	$64,100	$61,800	$68,600	$66,400	$68,900
Adjusted Sale Price		$126,000	$126,200	$127,700	$151,700	$181,500
Comparable Estimate	$143,000 ($155.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-10	92.18-10-11	92.18-9-4	92.18-9-43	92.18-11-51	92.18-12-1
Owner	Rine, Daniel J	Wohlfehrt, Kellie J	Semertzides, Christina	Stiller, Michael R	Champagne, Nicole M	Panus, Cassandra
Address	43 Diane Dr	47 Diane Dr	55 Lydia Ln	120 Meadowlawn Rd	30 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	50 x 130	55 x 130	60 x 104	75 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	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1961 / 0	1958 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	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 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1038	1174	1116	1048	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 250	0 798	0 0
SFLA	1140	1038	1174	1116	1048	1040
Att/Det Gar Sqft	528	280	308	308	440	440
Prior Land	$12,600					
Prior Total	$109,000					
Comp Land Estimate	$14,000	$14,000	$14,000	$15,000	$14,000	$16,000
Sale Date		6/2/2020	10/1/2020	1/10/2020	1/13/2020	10/1/2020
Sale Price		$130,000	$175,000	$124,500	$135,000	$158,200
Time Adj Sale Price		$130,200	$175,000	$125,700	$136,400	$158,200
TADJSP/SQFT		$125.43	$149.06	$112.63	$130.15	$152.12
Total Adj Factors	$72,200	$64,100	$73,300	$61,800	$68,600	$66,400
Adjusted Sale Price		$138,300	$173,900	$136,100	$140,000	$164,000
Comparable Estimate	$150,000 ($131.58/SFLA)					

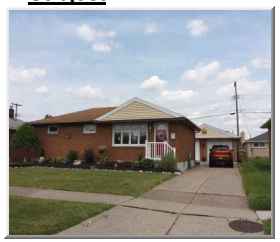
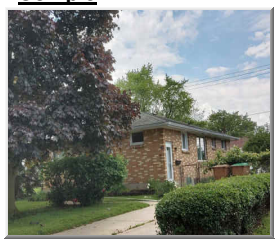
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-47	92.18-6-40	102.08-1-21	91.06-8-8	113.42-6-22	125.10-14-26
Owner	Friedly Nelson C	Snyder, Reece R	Rai, Gita	Wagar, Kyle D	Shepard, Joseph	Siciliano, Sara J
Address	46 Diane Dr	294 Lydia Ln	135 Seminole Pkwy	174 Heather Rd	64 Fairelm Ln	21 Lois Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	109	102	122	126
School Code	143002	143002	143002	143003	143001	146801
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 130	61 x 136	52 x 101	53 x 100	57 x 121
Building Style	14 other	14 Unknown	14 Unknown	14 Unknown	14 Unknown	14 Unknown
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1955 / 0	1957 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	6	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	1309	1028	849	1336	1066
2nd Sty Area	538	759	578	420	704	520
Fin Bsmt/Fin Rec Rm	0 440	0 758	0 300	0 0	0 1200	0 0
SFLA	1458	2068	1606	1269	2040	1586
Att/Det Gar Sqft	352	440	280	330	308	484
Prior Land	$12,600					
Prior Total	$103,000					
Comp Land Estimate	$14,000	$14,000	$19,000	$14,700	$15,700	$19,600
Sale Date		9/1/2020	5/11/2018	7/25/2019	5/11/2020	6/18/2018
Sale Price		$230,000	$178,001	$111,111	$175,000	$177,706
Time Adj Sale Price		$230,000	$195,700	$114,500	$175,600	$194,300
TADJSP/SQFT		$111.22	$121.86	$90.23	$86.08	$122.51
Total Adj Factors	$74,300	$95,900	$82,800	$23,800	$107,300	$82,500
Adjusted Sale Price		$208,400	$187,200	$165,000	$142,600	$186,100
Comparable Estimate	$178,000 ($122.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-11	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-9-4
Owner	Wohlfehrt, Kellie J	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Semertzides, Christina
Address	47 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	55 x 130	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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 / 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	1038	1038	1048	1040	1116	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 250	0 0
SFLA	1038	1038	1048	1040	1116	1174
Att/Det Gar Sqft	280	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$99,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$15,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	10/1/2020
Sale Price		$130,000	$135,000	$158,200	$124,500	$175,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$175,000
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$149.06
Total Adj Factors	$65,000	$64,100	$68,600	$66,400	$61,800	$73,300
Adjusted Sale Price		$131,100	$132,800	$156,800	$128,900	$166,700
Comparable Estimate	$143,000 ($137.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-46	92.18-10-11	92.18-11-48	92.18-11-51	92.18-12-1	92.18-7-49.1
Owner	Trowbridge, Ronald J	Wohlfehrt, Kellie J	Brzezinski, Norman A	Champagne, Nicole M	Panus, Cassandra	Wass, Jeffrey
Address	50 Diane Dr	47 Diane Dr	42 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	920	1038	920	1048	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 0	0 480
SFLA	920	1038	920	1048	1040	912
Att/Det Gar Sqft	308	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$88,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/18/2019	1/13/2020	10/1/2020	7/28/2020
Sale Price		$130,000	$122,000	$135,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$128,100	$136,400	$158,200	$190,500
TADJSP/SQFT		$125.43	$139.24	$130.15	$152.12	$208.88
Total Adj Factors	$59,500	$64,100	$61,800	$68,600	$66,400	$68,900
Adjusted Sale Price		$125,600	$125,800	$127,300	$151,300	$181,100
Comparable Estimate	$142,000 ($154.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-12	92.18-10-11	92.18-11-51	92.18-11-48	92.18-12-1	92.18-7-49.1
Owner	Fitzsimmons, Thomas L	Wohlfehrt, Kellie J	Champagne, Nicole M	Brzezinski, Norman A	Panus, Cassandra	Wass, Jeffrey
Address	51 Diane Dr	47 Diane Dr	30 Diane Dr	42 Diane Dr	105 Homeworth Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1958 / 0	1959 / 0	1964 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 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	920	1038	1048	920	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 0	0 480
SFLA	920	1038	1048	920	1040	912
Att/Det Gar Sqft	440	280	440	440	440	600
Prior Land	$12,600					
Prior Total	$90,500					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$16,000	$15,000
Sale Date		6/2/2020	1/13/2020	1/18/2019	10/1/2020	7/28/2020
Sale Price		$130,000	$135,000	$122,000	$158,200	$190,500
Time Adj Sale Price		$130,200	$136,400	$128,100	$158,200	$190,500
TADJSP/SQFT		$125.43	$130.15	$139.24	$152.12	$208.88
Total Adj Factors	$59,200	$64,100	$68,600	$61,800	$66,400	$68,900
Adjusted Sale Price		$125,300	$127,000	$125,500	$151,000	$180,800
Comparable Estimate	$142,000 ($154.35/SFLA)					

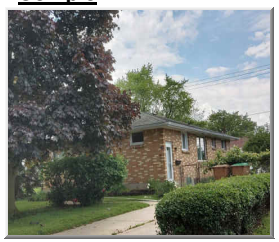
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-45	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-10-27
Owner	Zizzi, Philip M	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Kwiatek, Randy R
Address	52 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 104	60 x 104	60 x 104	75 x 105	55 x 130	91 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1048	1040	1116	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 874	0 0	0 798	0 0	0 250	0 525
SFLA	1038	1038	1048	1040	1116	1052
Att/Det Gar Sqft	440	280	440	440	308	582
Prior Land	$12,500					
Prior Total	$96,700					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$15,000	$17,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	9/13/2019
Sale Price		$130,000	$135,000	$158,200	$124,500	$164,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$167,800
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$159.51
Total Adj Factors	$69,200	$64,100	$68,600	$66,400	$61,800	$71,600
Adjusted Sale Price		$135,300	$137,000	$161,000	$133,100	$165,400
Comparable Estimate	$146,000 ($140.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-44	92.18-10-11	92.18-11-48	92.18-11-51	92.18-7-49.1	92.18-12-1
Owner	Wimmer Kelly L	Wohlfehrt, Kellie J	Brzezinski, Norman A	Champagne, Nicole M	Wass, Jeffrey	Panus, Cassandra
Address	54 Diane Dr	47 Diane Dr	42 Diane Dr	30 Diane Dr	280 Meadowlawn Rd	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	60 x 104	55 x 130	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1958 / 0	1963 / 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 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	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	920	1038	920	1048	912	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 798	0 480	0 0
SFLA	920	1038	920	1048	912	1040
Att/Det Gar Sqft	480	280	440	440	600	440
Prior Land	$12,600					
Prior Total	$87,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$14,000	$15,000	$16,000
Sale Date		6/2/2020	1/18/2019	1/13/2020	7/28/2020	10/1/2020
Sale Price		$130,000	$122,000	$135,000	$190,500	$158,200
Time Adj Sale Price		$130,200	$128,100	$136,400	$190,500	$158,200
TADJSP/SQFT		$125.43	$139.24	$130.15	$208.88	$152.12
Total Adj Factors	$60,500	$64,100	$61,800	$68,600	$68,900	$66,400
Adjusted Sale Price		$126,600	$126,800	$128,300	$182,100	$152,300
Comparable Estimate	$143,000 ($155.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-13	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-9-4
Owner	Hymers, Donald R	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Semertzides, Christina
Address	55 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	55 x 130	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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 / 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	1038	1038	1048	1040	1116	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 250	0 0
SFLA	1038	1038	1048	1040	1116	1174
Att/Det Gar Sqft	352	280	440	440	308	308
Prior Land	$12,600					
Prior Total	$103,900					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$15,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	10/1/2020
Sale Price		$130,000	$135,000	$158,200	$124,500	$175,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$175,000
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$149.06
Total Adj Factors	$69,400	$64,100	$68,600	$66,400	$61,800	$73,300
Adjusted Sale Price		$135,500	$137,200	$161,200	$133,300	$171,100
Comparable Estimate	$148,000 ($142.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-43	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-10-27
Owner	Grimm, Thomas P	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Kwiatek, Randy R
Address	56 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	55 x 130	91 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1048	1040	1116	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 250	0 525
SFLA	1038	1038	1048	1040	1116	1052
Att/Det Gar Sqft	440	280	440	440	308	582
Prior Land	$12,600					
Prior Total	$98,000					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$15,000	$17,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	9/13/2019
Sale Price		$130,000	$135,000	$158,200	$124,500	$164,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$167,800
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$159.51
Total Adj Factors	$65,700	$64,100	$68,600	$66,400	$61,800	$71,600
Adjusted Sale Price		$131,800	$133,500	$157,500	$129,600	$161,900
Comparable Estimate	$143,000 ($137.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-42	92.18-11-23	92.18-9-4	92.18-10-11	92.18-9-43	92.18-10-43
Owner	Bean, Kevin R	Strychalski, Timothy	Semertzides, Christina	Wohlfehrt, Kellie J	Stiller, Michael R	Tarasik, Jessica A
Address	58 Diane Dr	95 Temple Dr	55 Lydia Ln	47 Diane Dr	120 Meadowlawn Rd	106 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	50 x 130	60 x 104	55 x 130	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1958 / 0	1958 / 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 105	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1316	1174	1038	1116	1284
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 438	0 0	0 0	0 250	0 0
SFLA	1208	1316	1174	1038	1116	1284
Att/Det Gar Sqft	440	484	308	280	308	308
Prior Land	$12,600					
Prior Total	$112,600					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$15,000	$14,000
Sale Date		8/31/2020	10/1/2020	6/2/2020	1/10/2020	6/11/2019
Sale Price		$192,000	$175,000	$130,000	$124,500	$135,100
Time Adj Sale Price		$192,000	$175,000	$130,200	$125,700	$139,600
TADJSP/SQFT		$145.90	$149.06	$125.43	$112.63	$108.72
Total Adj Factors	$75,000	$80,800	$73,300	$64,100	$61,800	$74,500
Adjusted Sale Price		$186,200	$176,700	$141,100	$138,900	$140,100
Comparable Estimate	$157,000 ($129.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-14	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-9-4
Owner	Stracick, Brian	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Semertzides, Christina
Address	59 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 104	60 x 104	60 x 104	75 x 105	55 x 130	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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 / 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	988	1038	1048	1040	1116	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 250	0 0
SFLA	988	1038	1048	1040	1116	1174
Att/Det Gar Sqft	576	280	440	440	308	308
Prior Land	$13,400					
Prior Total	$98,500					
Comp Land Estimate	$15,000	$14,000	$14,000	$16,000	$15,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	10/1/2020
Sale Price		$130,000	$135,000	$158,200	$124,500	$175,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$175,000
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$149.06
Total Adj Factors	$66,000	$64,100	$68,600	$66,400	$61,800	$73,300
Adjusted Sale Price		$132,100	$133,800	$157,800	$129,900	$167,700
Comparable Estimate	$144,000 ($145.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-15	92.18-9-4	92.18-10-11	92.18-9-43	92.18-11-23	92.18-11-51
Owner	Sadowski, Sean A	Semertzides, Christina	Wohlfehrt, Kellie J	Stiller, Michael R	Strychalski, Timothy	Champagne, Nicole M
Address	61 Diane Dr	55 Lydia Ln	47 Diane Dr	120 Meadowlawn Rd	95 Temple Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	69 x 104	50 x 130	60 x 104	55 x 130	65 x 104	60 x 104
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	1958 / 0	1958 / 0	1958 / 0	1961 / 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 90	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 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	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1178	1174	1038	1116	1316	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 824	0 0	0 0	0 250	0 438	0 798
SFLA	1178	1174	1038	1116	1316	1048
Att/Det Gar Sqft	528	308	280	308	484	440
Prior Land	$13,700					
Prior Total	$114,100					
Comp Land Estimate	$15,000	$14,000	$14,000	$15,000	$15,000	$14,000
Sale Date		10/1/2020	6/2/2020	1/10/2020	8/31/2020	1/13/2020
Sale Price		$175,000	$130,000	$124,500	$192,000	$135,000
Time Adj Sale Price		$175,000	$130,200	$125,700	$192,000	$136,400
TADJSP/SQFT		$149.06	$125.43	$112.63	$145.90	$130.15
Total Adj Factors	$74,000	$73,300	$64,100	$61,800	$80,800	$68,600
Adjusted Sale Price		$175,700	$140,100	$137,900	$185,200	$141,800
Comparable Estimate	$156,000 ($132.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-41	92.18-10-11	92.18-7-49.1	92.18-11-48	92.18-11-51	92.18-12-1
Owner	Damian, John J	Wohlfehrt, Kellie J	Wass, Jeffrey	Brzezinski, Norman A	Champagne, Nicole M	Panus, Cassandra
Address	62 Diane Dr	47 Diane Dr	280 Meadowlawn Rd	42 Diane Dr	30 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	55 x 130	60 x 104	60 x 104	75 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	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1963 / 0	1959 / 0	1958 / 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 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 / Y	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	1038	912	920	1048	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 0	0 798	0 0
SFLA	920	1038	912	920	1048	1040
Att/Det Gar Sqft	308	280	600	440	440	440
Prior Land	$12,200					
Prior Total	$87,200					
Comp Land Estimate	$14,000	$14,000	$15,000	$14,000	$14,000	$16,000
Sale Date		6/2/2020	7/28/2020	1/18/2019	1/13/2020	10/1/2020
Sale Price		$130,000	$190,500	$122,000	$135,000	$158,200
Time Adj Sale Price		$130,200	$190,500	$128,100	$136,400	$158,200
TADJSP/SQFT		$125.43	$208.88	$139.24	$130.15	$152.12
Total Adj Factors	$57,400	$64,100	$68,900	$61,800	$68,600	$66,400
Adjusted Sale Price		$123,500	$179,000	$123,700	$125,200	$149,200
Comparable Estimate	$140,000 ($152.17/SFLA)					

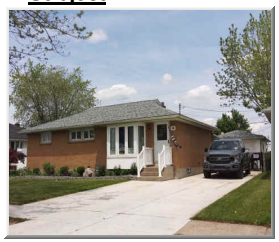
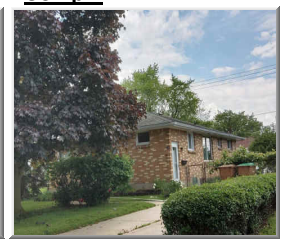
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-16	92.18-11-23	92.18-10-43	92.18-9-4	92.18-7-7	92.17-6-5
Owner	Odenbach, Robert J	Strychalski, Timothy	Tarasik, Jessica A	Semertzides, Christina	Herod, Steven J	Scott, Tasheka
Address	63 Diane Dr	95 Temple Dr	106 Lydia Ln	55 Lydia Ln	203 Lydia Ln	9 Barone Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 104	65 x 104	50 x 130	50 x 130	50 x 130	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	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1958 / 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 105	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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 / 0
Bsmt 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	1316	1284	1174	1250	1238
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 0	0 0	0 400	0 600
SFLA	1306	1316	1284	1174	1250	1238
Att/Det Gar Sqft	312	484	308	308	528	308
Prior Land	$13,400					
Prior Total	$120,350					
Comp Land Estimate	$15,000	$15,000	$14,000	$14,000	$14,000	$13,000
Sale Date		8/31/2020	6/11/2019	10/1/2020	12/18/2019	12/30/2019
Sale Price		$192,000	$135,100	$175,000	$180,000	$150,000
Time Adj Sale Price		$192,000	$139,600	$175,000	$182,400	$152,000
TADJSP/SQFT		$145.90	$108.72	$149.06	$145.92	$122.78
Total Adj Factors	$79,400	$80,800	$74,500	$73,300	$75,900	$74,500
Adjusted Sale Price		$190,600	$144,500	$181,100	$185,900	$156,900
Comparable Estimate	$172,000 ($131.7/SFLA)					

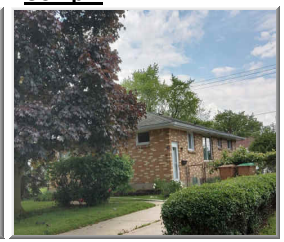
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-40	92.18-10-11	92.18-11-51	92.18-12-1	92.18-10-27	92.18-9-43
Owner	Jones, Garnette Denise	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Kwiatek, Randy R	Stiller, Michael R
Address	66 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	107 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	75 x 105	91 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1964 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1046	1038	1048	1040	1052	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 525	0 250
SFLA	1046	1038	1048	1040	1052	1116
Att/Det Gar Sqft	484	280	440	440	582	308
Prior Land	$12,600					
Prior Total	$105,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$16,000	$17,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	9/13/2019	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$164,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$167,800	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$159.51	$112.63
Total Adj Factors	$69,100	$64,100	$68,600	$66,400	$71,600	$61,800
Adjusted Sale Price		$135,200	$136,900	$160,900	$165,300	$133,000
Comparable Estimate	$146,000 ($139.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-17	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-43	92.18-10-27
Owner	Jeffery, Michael	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Stiller, Michael R	Kwiatek, Randy R
Address	67 Diane Dr	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	67 x 104	60 x 104	60 x 104	75 x 105	55 x 130	91 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1038	1048	1040	1116	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 250	0 525
SFLA	1040	1038	1048	1040	1116	1052
Att/Det Gar Sqft	312	280	440	440	308	582
Prior Land	$13,400					
Prior Total	$101,600					
Comp Land Estimate	$15,000	$14,000	$14,000	$16,000	$15,000	$17,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	1/10/2020	9/13/2019
Sale Price		$130,000	$135,000	$158,200	$124,500	$164,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$125,700	$167,800
TADJSP/SQFT		$125.43	$130.15	$152.12	$112.63	$159.51
Total Adj Factors	$66,700	$64,100	$68,600	$66,400	$61,800	$71,600
Adjusted Sale Price		$132,800	$134,500	$158,500	$130,600	$162,900
Comparable Estimate	$144,000 ($138.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-39	92.18-9-43	92.18-10-11	92.18-4-60	92.18-11-23	92.18-9-4
Owner	O'Malley Jed	Stiller, Michael R	Wohlfehrt, Kellie J	Rogers, Scott M	Strychalski, Timothy	Semertzides, Christina
Address	70 Diane Dr	120 Meadowlawn Rd	47 Diane Dr	154 Temple Dr	95 Temple Dr	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	55 x 130	60 x 104	50 x 104	65 x 104	50 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1962 / 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 90	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	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	1120	1116	1038	1120	1316	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 250	0 0	0 468	0 438	0 0
SFLA	1120	1116	1038	1120	1316	1174
Att/Det Gar Sqft	440	308	280	294	484	308
Prior Land	$12,200					
Prior Total	$109,400					
Comp Land Estimate	$14,000	$15,000	$14,000	$13,000	$15,000	$14,000
Sale Date		1/10/2020	6/2/2020	3/27/2020	8/31/2020	10/1/2020
Sale Price		$124,500	$130,000	$160,000	$192,000	$175,000
Time Adj Sale Price		$125,700	$130,200	$161,100	$192,000	$175,000
TADJSP/SQFT		$112.63	$125.43	$143.84	$145.90	$149.06
Total Adj Factors	$69,000	$61,800	$64,100	$68,800	$80,800	$73,300
Adjusted Sale Price		$132,900	$135,100	$161,300	$180,200	$170,700
Comparable Estimate	$156,000 ($139.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-18	92.18-9-43	92.18-10-11	92.18-9-4	92.18-4-60	92.18-11-51
Owner	Dumke Nancy B	Stiller, Michael R	Wohlfehrt, Kellie J	Semertzides, Christina	Rogers, Scott M	Champagne, Nicole M
Address	71 Diane Dr	120 Meadowlawn Rd	47 Diane Dr	55 Lydia Ln	154 Temple Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	55 x 130	60 x 104	50 x 130	50 x 104	60 x 104
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	02 Brick
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1958 / 0	1958 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1125	1116	1038	1174	1120	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 468	0 798
SFLA	1125	1116	1038	1174	1120	1048
Att/Det Gar Sqft	352	308	280	308	294	440
Prior Land	$12,600					
Prior Total	$106,300					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$13,000	$14,000
Sale Date		1/10/2020	6/2/2020	10/1/2020	3/27/2020	1/13/2020
Sale Price		$124,500	$130,000	$175,000	$160,000	$135,000
Time Adj Sale Price		$125,700	$130,200	$175,000	$161,100	$136,400
TADJSP/SQFT		$112.63	$125.43	$149.06	$143.84	$130.15
Total Adj Factors	$67,600	$61,800	$64,100	$73,300	$68,800	$68,600
Adjusted Sale Price		$131,500	$133,700	$169,300	$159,900	$135,400
Comparable Estimate	$146,000 ($129.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-38	92.18-10-11	92.18-11-51	92.18-10-27	92.18-12-1	92.18-6-13
Owner	Weber, Daniel Robert	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Panus, Cassandra	Schuler, Gregory J
Address	74 Diane Dr	47 Diane Dr	30 Diane Dr	107 Diane Dr	105 Homeworth Pkwy	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	60 x 104	91 x 104	75 x 105	56 x 104
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	1959 / 0	1958 / 0	1958 / 0	1962 / 0	1964 / 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	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 / 0	1 / 0
Bsmt 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	1038	1048	1052	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 130	0 0	0 798	0 525	0 0	0 250
SFLA	1040	1038	1048	1052	1040	1040
Att/Det Gar Sqft	352	280	440	582	440	352
Prior Land	$12,200					
Prior Total	$110,000					
Comp Land Estimate	$14,000	$14,000	$14,000	$17,000	$16,000	$14,000
Sale Date		6/2/2020	1/13/2020	9/13/2019	10/1/2020	1/7/2020
Sale Price		$130,000	$135,000	$164,000	$158,200	$155,000
Time Adj Sale Price		$130,200	$136,400	$167,800	$158,200	$156,600
TADJSP/SQFT		$125.43	$130.15	$159.51	$152.12	$150.58
Total Adj Factors	$65,500	$64,100	$68,600	$71,600	$66,400	$64,700
Adjusted Sale Price		$131,600	$133,300	$161,700	$157,300	$157,400
Comparable Estimate	$148,000 ($142.31/SFLA)					

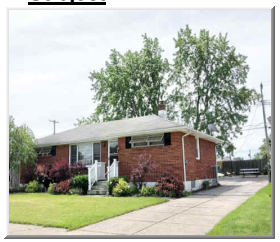


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-19	92.18-10-11	92.18-11-51	92.18-10-27	92.18-12-1	92.18-9-43
Owner	Raymondo, Herbert	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Panus, Cassandra	Stiller, Michael R
Address	75 Diane Dr	47 Diane Dr	30 Diane Dr	107 Diane Dr	105 Homeworth Pkwy	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	91 x 104	75 x 105	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1962 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1048	1052	1040	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 460	0 0	0 798	0 525	0 0	0 250
SFLA	1038	1038	1048	1052	1040	1116
Att/Det Gar Sqft	484	280	440	582	440	308
Prior Land	$12,600					
Prior Total	$102,400					
Comp Land Estimate	$14,000	$14,000	$14,000	$17,000	$16,000	$15,000
Sale Date		6/2/2020	1/13/2020	9/13/2019	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$164,000	$158,200	$124,500
Time Adj Sale Price		$130,200	$136,400	$167,800	$158,200	$125,700
TADJSP/SQFT		$125.43	$130.15	$159.51	$152.12	$112.63
Total Adj Factors	$66,300	$64,100	$68,600	$71,600	$66,400	$61,800
Adjusted Sale Price		$132,400	$134,100	$162,500	$158,100	$130,200
Comparable Estimate	$143,000 ($137.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-37	92.18-10-11	92.18-11-51	92.18-10-27	92.18-9-43	92.18-12-1
Owner	Petschke, Harold C	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Stiller, Michael R	Panus, Cassandra
Address	78 Diane Dr	47 Diane Dr	30 Diane Dr	107 Diane Dr	120 Meadowlawn Rd	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	91 x 104	55 x 130	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 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	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1061	1038	1048	1052	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 525	0 250	0 0
SFLA	1061	1038	1048	1052	1116	1040
Att/Det Gar Sqft	440	280	440	582	308	440
Prior Land	$12,600					
Prior Total	$106,600					
Comp Land Estimate	$14,000	$14,000	$14,000	$17,000	$15,000	$16,000
Sale Date		6/2/2020	1/13/2020	9/13/2019	1/10/2020	10/1/2020
Sale Price		$130,000	$135,000	$164,000	$124,500	$158,200
Time Adj Sale Price		$130,200	$136,400	$167,800	$125,700	$158,200
TADJSP/SQFT		$125.43	$130.15	$159.51	$112.63	$152.12
Total Adj Factors	$67,600	$64,100	$68,600	$71,600	$61,800	$66,400
Adjusted Sale Price		$133,700	$135,400	$163,800	$131,500	$159,400
Comparable Estimate	$145,000 ($136.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-20	92.18-10-11	92.18-7-49.1	92.18-7-51	92.18-11-48	92.18-11-51
Owner	Wolf, Jaden A	Wohlfehrt, Kellie J	Wass, Jeffrey	Stock, Kimberly L	Brzezinski, Norman A	Champagne, Nicole M
Address	79 Diane Dr	47 Diane Dr	280 Meadowlawn Rd	276 Meadowlawn Rd	42 Diane Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	55 x 130	50 x 130	60 x 104	60 x 104
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	1958 / 0	1963 / 0	1962 / 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	1038	912	864	920	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 480	0 0	0 0	0 798
SFLA	920	1038	912	864	920	1048
Att/Det Gar Sqft	308	280	600	400	440	440
Prior Land	$12,200					
Prior Total	$89,500					
Comp Land Estimate	$14,000	$14,000	$15,000	$14,000	$14,000	$14,000
Sale Date		6/2/2020	7/28/2020	5/7/2020	1/18/2019	1/13/2020
Sale Price		$130,000	$190,500	$141,000	$122,000	$135,000
Time Adj Sale Price		$130,200	$190,500	$141,500	$128,100	$136,400
TADJSP/SQFT		$125.43	$208.88	$163.77	$139.24	$130.15
Total Adj Factors	$57,400	$64,100	$68,900	$55,200	$61,800	$68,600
Adjusted Sale Price		$123,500	$179,000	$143,700	$123,700	$125,200
Comparable Estimate	$139,000 ($151.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-36	92.18-11-23	92.18-10-43	92.18-7-7	92.18-9-4	92.18-9-43
Owner	Fabbro, Peter	Strychalski, Timothy	Tarasik, Jessica A	Herod, Steven J	Semertzides, Christina	Stiller, Michael R
Address	82 Diane Dr	95 Temple Dr	106 Lydia Ln	203 Lydia Ln	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	65 x 104	50 x 130	50 x 130	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1960 / 0	1958 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	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	1388	1316	1284	1250	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 570	0 438	0 0	0 400	0 0	0 250
SFLA	1388	1316	1284	1250	1174	1116
Att/Det Gar Sqft	528	484	308	528	308	308
Prior Land	$12,200					
Prior Total	$126,990					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$14,000	$15,000
Sale Date		8/31/2020	6/11/2019	12/18/2019	10/1/2020	1/10/2020
Sale Price		$192,000	$135,100	$180,000	$175,000	$124,500
Time Adj Sale Price		$192,000	$139,600	$182,400	$175,000	$125,700
TADJSP/SQFT		$145.90	$108.72	$145.92	$149.06	$112.63
Total Adj Factors	$83,700	$80,800	$74,500	$75,900	$73,300	$61,800
Adjusted Sale Price		$194,900	$148,800	$190,200	$185,400	$147,600
Comparable Estimate	$173,000 ($124.64/SFLA)					

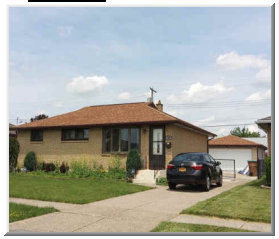
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-21	92.18-10-11	92.18-11-51	92.18-10-27	92.18-9-43	92.18-6-13
Owner	Perna, John F	Wohlfehrt, Kellie J	Champagne, Nicole M	Kwiatek, Randy R	Stiller, Michael R	Schuler, Gregory J
Address	83 Diane Dr	47 Diane Dr	30 Diane Dr	107 Diane Dr	120 Meadowlawn Rd	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	60 x 104	91 x 104	55 x 130	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1962 / 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 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 0	1 / 0	1 / 0
Bsmt 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	1038	1048	1052	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 798	0 525	0 250	0 250
SFLA	1015	1038	1048	1052	1116	1040
Att/Det Gar Sqft		280	440	582	308	352
Prior Land	$12,600					
Prior Total	$108,600					
Comp Land Estimate	$14,000	$14,000	$14,000	$17,000	$15,000	$14,000
Sale Date		6/2/2020	1/13/2020	9/13/2019	1/10/2020	1/7/2020
Sale Price		$130,000	$135,000	$164,000	$124,500	$155,000
Time Adj Sale Price		$130,200	$136,400	$167,800	$125,700	$156,600
TADJSP/SQFT		$125.43	$130.15	$159.51	$112.63	$150.58
Total Adj Factors	$67,400	$64,100	$68,600	$71,600	$61,800	$64,700
Adjusted Sale Price		$133,500	$135,200	$163,600	$131,300	$159,300
Comparable Estimate	$145,000 ($142.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-35	92.18-4-60	92.18-11-23	92.18-9-43	92.18-10-11	92.18-9-4
Owner	Nelson, Jennifer M	Rogers, Scott M	Strychalski, Timothy	Stiller, Michael R	Wohlfehrt, Kellie J	Semertzides, Christina
Address	86 Diane Dr	154 Temple Dr	95 Temple Dr	120 Meadowlawn Rd	47 Diane Dr	55 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	50 x 104	65 x 104	55 x 130	60 x 104	50 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1962 / 0	1960 / 0	1961 / 0	1958 / 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 105	C Average 90	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	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 / 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	1147	1120	1316	1116	1038	1174
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 438	0 250	0 0	0 0
SFLA	1147	1120	1316	1116	1038	1174
Att/Det Gar Sqft	484	294	484	308	280	308
Prior Land	$12,200					
Prior Total	$109,400					
Comp Land Estimate	$14,000	$13,000	$15,000	$15,000	$14,000	$14,000
Sale Date		3/27/2020	8/31/2020	1/10/2020	6/2/2020	10/1/2020
Sale Price		$160,000	$192,000	$124,500	$130,000	$175,000
Time Adj Sale Price		$161,100	$192,000	$125,700	$130,200	$175,000
TADJSP/SQFT		$143.84	$145.90	$112.63	$125.43	$149.06
Total Adj Factors	$69,500	$68,800	$80,800	$61,800	$64,100	$73,300
Adjusted Sale Price		$161,800	$180,700	$133,400	$135,600	$171,200
Comparable Estimate	$157,000 ($136.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-22	92.18-10-11	92.18-10-27	92.18-11-51	92.18-9-43	92.18-6-13
Owner	Keith, Deborah A	Wohlfehrt, Kellie J	Kwiatek, Randy R	Champagne, Nicole M	Stiller, Michael R	Schuler, Gregory J
Address	87 Diane Dr	47 Diane Dr	107 Diane Dr	30 Diane Dr	120 Meadowlawn Rd	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	91 x 104	60 x 104	55 x 130	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1962 / 0	1958 / 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 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	1 / 0	1 / 0
Bsmt 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	1038	1052	1048	1116	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 525	0 798	0 250	0 250
SFLA	1040	1038	1052	1048	1116	1040
Att/Det Gar Sqft	528	280	582	440	308	352
Prior Land	$12,200					
Prior Total	$106,600					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$15,000	$14,000
Sale Date		6/2/2020	9/13/2019	1/13/2020	1/10/2020	1/7/2020
Sale Price		$130,000	$164,000	$135,000	$124,500	$155,000
Time Adj Sale Price		$130,200	$167,800	$136,400	$125,700	$156,600
TADJSP/SQFT		$125.43	$159.51	$130.15	$112.63	$150.58
Total Adj Factors	$68,200	$64,100	$71,600	$68,600	$61,800	$64,700
Adjusted Sale Price		$134,300	$164,400	$136,000	$132,100	$160,100
Comparable Estimate	$145,000 ($139.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-34	92.18-10-11	92.18-10-27	92.18-6-13	92.18-11-51	92.18-12-1
Owner	Simonetta, Daniella M	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J	Champagne, Nicole M	Panus, Cassandra
Address	90 Diane Dr	47 Diane Dr	107 Diane Dr	161 Diane Dr	30 Diane Dr	105 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	91 x 104	56 x 104	60 x 104	75 x 105
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1960 / 0	1958 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1052	1040	1048	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 528	0 0	0 525	0 250	0 798	0 0
SFLA	1038	1038	1052	1040	1048	1040
Att/Det Gar Sqft	352	280	582	352	440	440
Prior Land	$12,600					
Prior Total	$101,900					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$14,000	$16,000
Sale Date		6/2/2020	9/13/2019	1/7/2020	1/13/2020	10/1/2020
Sale Price		$130,000	$164,000	$155,000	$135,000	$158,200
Time Adj Sale Price		$130,200	$167,800	$156,600	$136,400	$158,200
TADJSP/SQFT		$125.43	$159.51	$150.58	$130.15	$152.12
Total Adj Factors	$65,500	$64,100	$71,600	$64,700	$68,600	$66,400
Adjusted Sale Price		$131,600	$161,700	$157,400	$133,300	$157,300
Comparable Estimate	$148,000 ($142.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-23	92.18-10-11	92.18-10-27	92.18-6-13	92.18-11-51	92.18-9-43
Owner	Hymers, Carol	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J	Champagne, Nicole M	Stiller, Michael R
Address	91 Diane Dr	47 Diane Dr	107 Diane Dr	161 Diane Dr	30 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	91 x 104	56 x 104	60 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1960 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1038	1052	1040	1048	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 525	0 250	0 798	0 250
SFLA	1038	1038	1052	1040	1048	1116
Att/Det Gar Sqft	440	280	582	352	440	308
Prior Land	$12,600					
Prior Total	$103,800					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$14,000	$15,000
Sale Date		6/2/2020	9/13/2019	1/7/2020	1/13/2020	1/10/2020
Sale Price		$130,000	$164,000	$155,000	$135,000	$124,500
Time Adj Sale Price		$130,200	$167,800	$156,600	$136,400	$125,700
TADJSP/SQFT		$125.43	$159.51	$150.58	$130.15	$112.63
Total Adj Factors	$65,700	$64,100	$71,600	$64,700	$68,600	$61,800
Adjusted Sale Price		$131,800	$161,900	$157,600	$133,500	$129,600
Comparable Estimate	$143,000 ($137.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-33	92.18-10-11	92.18-10-27	92.18-6-13	92.18-11-51	92.18-4-60
Owner	Adhikari Naina	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J	Champagne, Nicole M	Rogers, Scott M
Address	94 Diane Dr	47 Diane Dr	107 Diane Dr	161 Diane Dr	30 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	91 x 104	56 x 104	60 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1960 / 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 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 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1038	1052	1040	1048	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 525	0 250	0 798	0 468
SFLA	1040	1038	1052	1040	1048	1120
Att/Det Gar Sqft	440	280	582	352	440	294
Prior Land	$12,200					
Prior Total	$100,100					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$14,000	$13,000
Sale Date		6/2/2020	9/13/2019	1/7/2020	1/13/2020	3/27/2020
Sale Price		$130,000	$164,000	$155,000	$135,000	$160,000
Time Adj Sale Price		$130,200	$167,800	$156,600	$136,400	$161,100
TADJSP/SQFT		$125.43	$159.51	$150.58	$130.15	$143.84
Total Adj Factors	$64,200	$64,100	$71,600	$64,700	$68,600	$68,800
Adjusted Sale Price		$130,300	$160,400	$156,100	$132,000	$156,500
Comparable Estimate	$147,000 ($141.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-24	92.18-10-11	92.18-10-27	92.18-6-13	92.18-11-51	92.18-9-43
Owner	Nosal, Mary Carole	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J	Champagne, Nicole M	Stiller, Michael R
Address	95 Diane Dr	47 Diane Dr	107 Diane Dr	161 Diane Dr	30 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 104	91 x 104	56 x 104	60 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1960 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1040	1038	1052	1040	1048	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 0	0 525	0 250	0 798	0 250
SFLA	1040	1038	1052	1040	1048	1116
Att/Det Gar Sqft	484	280	582	352	440	308
Prior Land	$12,200					
Prior Total	$104,400					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$14,000	$15,000
Sale Date		6/2/2020	9/13/2019	1/7/2020	1/13/2020	1/10/2020
Sale Price		$130,000	$164,000	$155,000	$135,000	$124,500
Time Adj Sale Price		$130,200	$167,800	$156,600	$136,400	$125,700
TADJSP/SQFT		$125.43	$159.51	$150.58	$130.15	$112.63
Total Adj Factors	$66,300	$64,100	$71,600	$64,700	$68,600	$61,800
Adjusted Sale Price		$132,400	$162,500	$158,200	$134,100	$130,200
Comparable Estimate	$143,000 ($137.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-25	92.18-7-49.1	92.18-7-51	92.18-10-11	92.18-10-27	92.18-6-13
Owner	Bellucci Francis G Jr.	Wass, Jeffrey	Stock, Kimberly L	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J
Address	99 Diane Dr	280 Meadowlawn Rd	276 Meadowlawn Rd	47 Diane Dr	107 Diane Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	55 x 130	50 x 130	60 x 104	91 x 104	56 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1962 / 0	1958 / 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 No	2 Hot air Yes	2 Hot air Yes
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	2	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	920	912	864	1038	1052	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 0	0 0	0 525	0 250
SFLA	920	912	864	1038	1052	1040
Att/Det Gar Sqft	720	600	400	280	582	352
Prior Land	$12,200					
Prior Total	$95,100					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$17,000	$14,000
Sale Date		7/28/2020	5/7/2020	6/2/2020	9/13/2019	1/7/2020
Sale Price		$190,500	$141,000	$130,000	$164,000	$155,000
Time Adj Sale Price		$190,500	$141,500	$130,200	$167,800	$156,600
TADJSP/SQFT		$208.88	$163.77	$125.43	$159.51	$150.58
Total Adj Factors	$61,600	$68,900	$55,200	$64,100	$71,600	$64,700
Adjusted Sale Price		$183,200	$147,900	$127,700	$157,800	$153,500
Comparable Estimate	$154,000 ($167.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-11-32	92.18-10-11	92.18-10-27	92.18-6-13	92.18-4-60	92.18-11-51
Owner	Neumeier, Joan	Wohlfehrt, Kellie J	Kwiatek, Randy R	Schuler, Gregory J	Rogers, Scott M	Champagne, Nicole M
Address	100 Diane Dr	47 Diane Dr	107 Diane Dr	161 Diane Dr	154 Temple Dr	30 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	60 x 104	91 x 104	56 x 104	50 x 104	60 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1962 / 0	1960 / 0	1962 / 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 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1046	1038	1052	1040	1120	1048
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 525	0 250	0 468	0 798
SFLA	1046	1038	1052	1040	1120	1048
Att/Det Gar Sqft	440	280	582	352	294	440
Prior Land	$12,600					
Prior Total	$100,900					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$13,000	$14,000
Sale Date		6/2/2020	9/13/2019	1/7/2020	3/27/2020	1/13/2020
Sale Price		$130,000	$164,000	$155,000	$160,000	$135,000
Time Adj Sale Price		$130,200	$167,800	$156,600	$161,100	$136,400
TADJSP/SQFT		$125.43	$159.51	$150.58	$143.84	$130.15
Total Adj Factors	$64,900	$64,100	$71,600	$64,700	$68,800	$68,600
Adjusted Sale Price		$131,000	$161,100	$156,800	$157,200	$132,700
Comparable Estimate	$148,000 ($141.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-26	92.18-11-23	92.18-7-7	92.18-10-43	92.18-5-57	92.18-4-60
Owner	Polizzi, Michelle	Strychalski, Timothy	Herod, Steven J	Tarasik, Jessica A	Yosufi, Ahmad N	Rogers, Scott M
Address	103 Diane Dr	95 Temple Dr	203 Lydia Ln	106 Lydia Ln	140 Diane Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	65 x 104	50 x 130	50 x 130	56 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1958 / 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 105	C Average 105	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1494	1316	1250	1284	1172	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 400	0 0	0 520	0 468
SFLA	1494	1316	1250	1284	1172	1120
Att/Det Gar Sqft	308	484	528	308	352	294
Prior Land	$12,600					
Prior Total	$137,500					
Comp Land Estimate	$14,000	$15,000	$14,000	$14,000	$14,000	$13,000
Sale Date		8/31/2020	12/18/2019	6/11/2019	10/7/2019	3/27/2020
Sale Price		$192,000	$180,000	$135,100	$180,000	$160,000
Time Adj Sale Price		$192,000	$182,400	$139,600	$183,600	$161,100
TADJSP/SQFT		$145.90	$145.92	$108.72	$156.66	$143.84
Total Adj Factors	$85,200	$80,800	$75,900	$74,500	$78,900	$68,800
Adjusted Sale Price		$196,400	$191,700	$150,300	$189,900	$177,500
Comparable Estimate	$181,000 ($121.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-10-27	92.18-10-27	92.18-10-11	92.18-6-13	92.18-4-60	92.18-9-43
Owner	Kwiatek, Randy R	Kwiatek, Randy R	Wohlfehrt, Kellie J	Schuler, Gregory J	Rogers, Scott M	Stiller, Michael R
Address	107 Diane Dr	107 Diane Dr	47 Diane Dr	161 Diane Dr	154 Temple Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	91 x 104	91 x 104	60 x 104	56 x 104	50 x 104	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1958 / 0	1960 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1052	1052	1038	1040	1120	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 525	0 525	0 0	0 250	0 468	0 250
SFLA	1052	1052	1038	1040	1120	1116
Att/Det Gar Sqft	582	582	280	352	294	308
Prior Land	$16,200					
Prior Total	$110,800					
Comp Land Estimate	$17,000	$17,000	$14,000	$14,000	$13,000	$15,000
Sale Date		9/13/2019	6/2/2020	1/7/2020	3/27/2020	1/10/2020
Sale Price		$164,000	$130,000	$155,000	$160,000	$124,500
Time Adj Sale Price		$167,800	$130,200	$156,600	$161,100	$125,700
TADJSP/SQFT		$159.51	$125.43	$150.58	$143.84	$112.63
Total Adj Factors	$71,600	$71,600	$64,100	$64,700	$68,800	$61,800
Adjusted Sale Price		$167,800	$137,700	$163,500	$163,900	$135,500
Comparable Estimate	$154,000 ($146.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-64	92.18-10-27	92.18-6-13	92.18-10-11	92.18-4-60	92.18-7-49.1
Owner	Dudzinski, Joan J	Kwiatek, Randy R	Schuler, Gregory J	Wohlfehrt, Kellie J	Rogers, Scott M	Wass, Jeffrey
Address	112 Diane Dr	107 Diane Dr	161 Diane Dr	47 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	75 x 100	91 x 104	56 x 104	60 x 104	50 x 104	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1960 / 0	1958 / 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 100	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1020	1052	1040	1038	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 525	0 250	0 0	0 468	0 480
SFLA	1020	1052	1040	1038	1120	912
Att/Det Gar Sqft	308	582	352	280	294	600
Prior Land	$14,200					
Prior Total	$97,900					
Comp Land Estimate	$15,000	$17,000	$14,000	$14,000	$13,000	$15,000
Sale Date		9/13/2019	1/7/2020	6/2/2020	3/27/2020	7/28/2020
Sale Price		$164,000	$155,000	$130,000	$160,000	$190,500
Time Adj Sale Price		$167,800	$156,600	$130,200	$161,100	$190,500
TADJSP/SQFT		$159.51	$150.58	$125.43	$143.84	$208.88
Total Adj Factors	$66,700	$71,600	$64,700	$64,100	$68,800	$68,900
Adjusted Sale Price		$162,900	$158,600	$132,800	$159,000	$188,300
Comparable Estimate	$160,000 ($156.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-1	92.18-10-27	92.18-4-60	92.18-6-13	92.18-10-11	92.18-9-43
Owner	Resofsky, Louis	Kwiatek, Randy R	Rogers, Scott M	Schuler, Gregory J	Wohlfehrt, Kellie J	Stiller, Michael R
Address	113 Diane Dr	107 Diane Dr	154 Temple Dr	161 Diane Dr	47 Diane Dr	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	77 x 104	91 x 104	50 x 104	56 x 104	60 x 104	55 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1962 / 0	1960 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 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	1068	1052	1120	1040	1038	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 534	0 525	0 468	0 250	0 0	0 250
SFLA	1068	1052	1120	1040	1038	1116
Att/Det Gar Sqft	550	582	294	352	280	308
Prior Land	$14,600					
Prior Total	$114,400					
Comp Land Estimate	$16,000	$17,000	$13,000	$14,000	$14,000	$15,000
Sale Date		9/13/2019	3/27/2020	1/7/2020	6/2/2020	1/10/2020
Sale Price		$164,000	$160,000	$155,000	$130,000	$124,500
Time Adj Sale Price		$167,800	$161,100	$156,600	$130,200	$125,700
TADJSP/SQFT		$159.51	$143.84	$150.58	$125.43	$112.63
Total Adj Factors	$75,200	$71,600	$68,800	$64,700	$64,100	$61,800
Adjusted Sale Price		$171,400	$167,500	$167,100	$141,300	$139,100
Comparable Estimate	$157,000 ($147/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-63	92.18-6-13	92.18-10-27	92.18-4-60	92.18-10-11	92.18-5-46
Owner	Nguyen, Anh V	Schuler, Gregory J	Kwiatek, Randy R	Rogers, Scott M	Wohlfehrt, Kellie J	Reinbold, Matthew G
Address	116 Diane Dr	161 Diane Dr	107 Diane Dr	154 Temple Dr	47 Diane Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	91 x 104	50 x 104	60 x 104	50 x 104
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	1962 / 0	1960 / 0	1962 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	2 / 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	1032	1040	1052	1120	1038	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 250	0 525	0 468	0 0	0 0
SFLA	1032	1040	1052	1120	1038	1040
Att/Det Gar Sqft	440	352	582	294	280	440
Prior Land	$12,600					
Prior Total	$107,500					
Comp Land Estimate	$14,000	$14,000	$17,000	$13,000	$14,000	$13,000
Sale Date		1/7/2020	9/13/2019	3/27/2020	6/2/2020	12/17/2019
Sale Price		$155,000	$164,000	$160,000	$130,000	$163,500
Time Adj Sale Price		$156,600	$167,800	$161,100	$130,200	$165,700
TADJSP/SQFT		$150.58	$159.51	$143.84	$125.43	$159.33
Total Adj Factors	$69,000	$64,700	$71,600	$68,800	$64,100	$65,200
Adjusted Sale Price		$160,900	$165,200	$161,300	$135,100	$169,500
Comparable Estimate	$158,000 ($153.1/SFLA)					

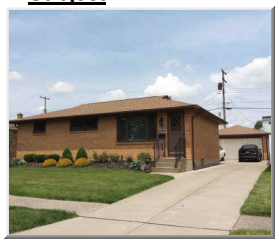
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-2	92.18-6-13	92.18-10-27	92.18-10-11	92.18-4-60	92.18-5-46
Owner	Mleczak Diane	Schuler, Gregory J	Kwiatek, Randy R	Wohlfehrt, Kellie J	Rogers, Scott M	Reinbold, Matthew G
Address	117 Diane Dr	161 Diane Dr	107 Diane Dr	47 Diane Dr	154 Temple Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	91 x 104	60 x 104	50 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1962 / 0	1958 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 / 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	1038	1040	1052	1038	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 264	0 250	0 525	0 0	0 468	0 0
SFLA	1038	1040	1052	1038	1120	1040
Att/Det Gar Sqft	360	352	582	280	294	440
Prior Land	$12,600					
Prior Total	$103,900					
Comp Land Estimate	$14,000	$14,000	$17,000	$14,000	$13,000	$13,000
Sale Date		1/7/2020	9/13/2019	6/2/2020	3/27/2020	12/17/2019
Sale Price		$155,000	$164,000	$130,000	$160,000	$163,500
Time Adj Sale Price		$156,600	$167,800	$130,200	$161,100	$165,700
TADJSP/SQFT		$150.58	$159.51	$125.43	$143.84	$159.33
Total Adj Factors	$65,500	$64,700	$71,600	$64,100	$68,800	$65,200
Adjusted Sale Price		$157,400	$161,700	$131,600	$157,800	$166,000
Comparable Estimate	$155,000 ($149.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-62	92.18-4-60	92.18-5-57	92.14-3-15	92.18-11-23	92.18-7-7
Owner	Long, Dennis W Jr	Rogers, Scott M	Yosufi, Ahmad N	Gorny, Matthew J	Strychalski, Timothy	Herod, Steven J
Address	120 Diane Dr	154 Temple Dr	140 Diane Dr	57 Moorman Dr	95 Temple Dr	203 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 104	56 x 104	52 x 129	65 x 104	50 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	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1967 / 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 110	C Average 100	C Average 105	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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 / 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	1178	1120	1172	1176	1316	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 520	0 588	0 438	0 400
SFLA	1178	1120	1172	1176	1316	1250
Att/Det Gar Sqft	506	294	352	308	484	528
Prior Land	$12,600					
Prior Total	$113,100					
Comp Land Estimate	$14,000	$13,000	$14,000	$15,000	$15,000	$14,000
Sale Date		3/27/2020	10/7/2019	1/24/2020	8/31/2020	12/18/2019
Sale Price		$160,000	$180,000	$151,500	$192,000	$180,000
Time Adj Sale Price		$161,100	$183,600	$153,000	$192,000	$182,400
TADJSP/SQFT		$143.84	$156.66	$130.10	$145.90	$145.92
Total Adj Factors	$72,500	$68,800	$78,900	$72,700	$80,800	$75,900
Adjusted Sale Price		$164,800	$177,200	$152,800	$183,700	$179,000
Comparable Estimate	$172,000 ($146.01/SFLA)					

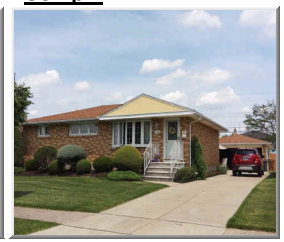
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-3	92.18-6-13	92.18-10-27	92.18-4-60	92.18-10-11	92.18-2-38
Owner	Palermo, Stephan	Schuler, Gregory J	Kwiatek, Randy R	Rogers, Scott M	Wohlfehrt, Kellie J	Mazzu, Patrick J
Address	121 Diane Dr	161 Diane Dr	107 Diane Dr	154 Temple Dr	47 Diane Dr	154 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	91 x 104	50 x 104	60 x 104	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1973 / 0	1960 / 0	1962 / 0	1962 / 0	1958 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	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 / 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	1040	1040	1052	1120	1038	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 525	0 468	0 0	0 520
SFLA	1040	1040	1052	1120	1038	1040
Att/Det Gar Sqft	352	352	582	294	280	484
Prior Land	$12,200					
Prior Total	$99,400					
Comp Land Estimate	$14,000	$14,000	$17,000	$13,000	$14,000	$14,000
Sale Date		1/7/2020	9/13/2019	3/27/2020	6/2/2020	7/30/2019
Sale Price		$155,000	$164,000	$160,000	$130,000	$149,900
Time Adj Sale Price		$156,600	$167,800	$161,100	$130,200	$154,400
TADJSP/SQFT		$150.58	$159.51	$143.84	$125.43	$148.46
Total Adj Factors	$63,300	$64,700	$71,600	$68,800	$64,100	$66,000
Adjusted Sale Price		$155,200	$159,500	$155,600	$129,400	$151,700
Comparable Estimate	$150,000 ($144.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-61	92.18-6-13	92.18-4-60	92.18-10-27	92.18-5-46	92.18-10-11
Owner	Carr, Lorraine M	Schuler, Gregory J	Rogers, Scott M	Kwiatek, Randy R	Reinbold, Matthew G	Wohlfehrt, Kellie J
Address	124 Diane Dr	161 Diane Dr	154 Temple Dr	107 Diane Dr	184 Diane Dr	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	91 x 104	50 x 104	60 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1962 / 0	1961 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	1040	1040	1120	1052	1040	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 468	0 525	0 0	0 0
SFLA	1040	1040	1120	1052	1040	1038
Att/Det Gar Sqft	330	352	294	582	440	280
Prior Land	$12,200					
Prior Total	$99,900					
Comp Land Estimate	$14,000	$14,000	$13,000	$17,000	$13,000	$14,000
Sale Date		1/7/2020	3/27/2020	9/13/2019	12/17/2019	6/2/2020
Sale Price		$155,000	$160,000	$164,000	$163,500	$130,000
Time Adj Sale Price		$156,600	$161,100	$167,800	$165,700	$130,200
TADJSP/SQFT		$150.58	$143.84	$159.51	$159.33	$125.43
Total Adj Factors	$64,200	$64,700	$68,800	$71,600	$65,200	$64,100
Adjusted Sale Price		$156,100	$156,500	$160,400	$164,700	$130,300
Comparable Estimate	$154,000 ($148.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-4	92.18-6-13	92.18-10-27	92.18-4-60	92.18-10-11	92.18-5-46
Owner	Nowak, Linda	Schuler, Gregory J	Kwiatek, Randy R	Rogers, Scott M	Wohlfehrt, Kellie J	Reinbold, Matthew G
Address	125 Diane Dr	161 Diane Dr	107 Diane Dr	154 Temple Dr	47 Diane Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	91 x 104	50 x 104	60 x 104	50 x 104
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	1961 / 0	1960 / 0	1962 / 0	1962 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 / 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	1040	1040	1052	1120	1038	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 525	0 468	0 0	0 0
SFLA	1040	1040	1052	1120	1038	1040
Att/Det Gar Sqft	440	352	582	294	280	440
Prior Land	$12,200					
Prior Total	$101,700					
Comp Land Estimate	$14,000	$14,000	$17,000	$13,000	$14,000	$13,000
Sale Date		1/7/2020	9/13/2019	3/27/2020	6/2/2020	12/17/2019
Sale Price		$155,000	$164,000	$160,000	$130,000	$163,500
Time Adj Sale Price		$156,600	$167,800	$161,100	$130,200	$165,700
TADJSP/SQFT		$150.58	$159.51	$143.84	$125.43	$159.33
Total Adj Factors	$65,300	$64,700	$71,600	$68,800	$64,100	$65,200
Adjusted Sale Price		$157,200	$161,500	$157,600	$131,400	$165,800
Comparable Estimate	$155,000 ($149.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-60	92.18-4-60	92.18-5-57	92.18-4-28	92.14-3-15	92.18-6-13
Owner	Clark, Kim M	Rogers, Scott M	Yosufi, Ahmad N	Zygmunt, Jessica D	Gorny, Matthew J	Schuler, Gregory J
Address	128 Diane Dr	154 Temple Dr	140 Diane Dr	235 Poinciana Pkwy	57 Moorman Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 104	56 x 104	52 x 104	52 x 129	56 x 104
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	1963 / 0	1962 / 0	1960 / 0	1966 / 0	1967 / 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 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 No	2 Hot air Yes	2 Hot air 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 / 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	1144	1120	1172	1092	1176	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 975	0 468	0 520	0 0	0 588	0 250
SFLA	1144	1120	1172	1092	1176	1040
Att/Det Gar Sqft	484	294	352	294	308	352
Prior Land	$12,600					
Prior Total	$112,400					
Comp Land Estimate	$14,000	$13,000	$14,000	$13,000	$15,000	$14,000
Sale Date		3/27/2020	10/7/2019	5/6/2020	1/24/2020	1/7/2020
Sale Price		$160,000	$180,000	$158,000	$151,500	$155,000
Time Adj Sale Price		$161,100	$183,600	$158,500	$153,000	$156,600
TADJSP/SQFT		$143.84	$156.66	$145.15	$130.10	$150.58
Total Adj Factors	$72,700	$68,800	$78,900	$64,000	$72,700	$64,700
Adjusted Sale Price		$165,000	$177,400	$167,200	$153,000	$164,600
Comparable Estimate	$165,000 ($144.23/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-5	92.18-6-13	92.18-10-27	92.18-4-60	92.18-5-46	92.18-10-11
Owner	Moranski, Doris	Schuler, Gregory J	Kwiatek, Randy R	Rogers, Scott M	Reinbold, Matthew G	Wohlfehrt, Kellie J
Address	129 Diane Dr	161 Diane Dr	107 Diane Dr	154 Temple Dr	184 Diane Dr	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	91 x 104	50 x 104	50 x 104	60 x 104
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	1962 / 0	1960 / 0	1962 / 0	1962 / 0	1961 / 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 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 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1040	1052	1120	1040	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 525	0 468	0 0	0 0
SFLA	1036	1040	1052	1120	1040	1038
Att/Det Gar Sqft	440	352	582	294	440	280
Prior Land	$12,600					
Prior Total	$103,400					
Comp Land Estimate	$14,000	$14,000	$17,000	$13,000	$13,000	$14,000
Sale Date		1/7/2020	9/13/2019	3/27/2020	12/17/2019	6/2/2020
Sale Price		$155,000	$164,000	$160,000	$163,500	$130,000
Time Adj Sale Price		$156,600	$167,800	$161,100	$165,700	$130,200
TADJSP/SQFT		$150.58	$159.51	$143.84	$159.33	$125.43
Total Adj Factors	$66,500	$64,700	$71,600	$68,800	$65,200	$64,100
Adjusted Sale Price		$158,400	$162,700	$158,800	$167,000	$132,600
Comparable Estimate	$156,000 ($150.58/SFLA)					

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

Roll Year: 2021

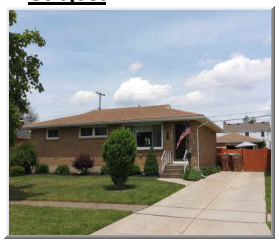
Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-59	92.18-6-13	92.18-4-60	92.18-5-46	92.18-10-11	92.18-10-27
Owner	Wanat, Henry O	Schuler, Gregory J	Rogers, Scott M	Reinbold, Matthew G	Wohlfehrt, Kellie J	Kwiatek, Randy R
Address	132 Diane Dr	161 Diane Dr	154 Temple Dr	184 Diane Dr	47 Diane Dr	107 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	60 x 104	91 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1962 / 0	1961 / 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 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	2	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	1040	1040	1120	1040	1038	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 250	0 468	0 0	0 0	0 525
SFLA	1040	1040	1120	1040	1038	1052
Att/Det Gar Sqft	308	352	294	440	280	582
Prior Land	$12,200					
Prior Total	$95,300					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$14,000	$17,000
Sale Date		1/7/2020	3/27/2020	12/17/2019	6/2/2020	9/13/2019
Sale Price		$155,000	$160,000	$163,500	$130,000	$164,000
Time Adj Sale Price		$156,600	$161,100	$165,700	$130,200	$167,800
TADJSP/SQFT		$150.58	$143.84	$159.33	$125.43	$159.51
Total Adj Factors	$63,900	$64,700	$68,800	$65,200	$64,100	$71,600
Adjusted Sale Price		$155,800	$156,200	$164,400	$130,000	$160,100
Comparable Estimate	$153,000 ($147.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-6	92.18-6-13	92.18-5-46	92.18-4-60	92.18-10-27	92.18-10-11
Owner	Giangreco, Salvatore	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Kwiatek, Randy R	Wohlfehrt, Kellie J
Address	133 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	107 Diane Dr	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	91 x 104	60 x 104
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	1961 / 0	1960 / 0	1961 / 0	1962 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1040	1040	1040	1120	1052	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 0	0 468	0 525	0 0
SFLA	1040	1040	1040	1120	1052	1038
Att/Det Gar Sqft	352	352	440	294	582	280
Prior Land	$12,200					
Prior Total	$101,900					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$17,000	$14,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	9/13/2019	6/2/2020
Sale Price		$155,000	$163,500	$160,000	$164,000	$130,000
Time Adj Sale Price		$156,600	$165,700	$161,100	$167,800	$130,200
TADJSP/SQFT		$150.58	$159.33	$143.84	$159.51	$125.43
Total Adj Factors	$64,400	$64,700	$65,200	$68,800	$71,600	$64,100
Adjusted Sale Price		$156,300	$164,900	$156,700	$160,600	$130,500
Comparable Estimate	$154,000 ($148.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-58	92.18-4-60	92.18-5-57	92.18-6-13	92.18-4-28	92.18-7-7
Owner	Fasso, Mark L	Rogers, Scott M	Yosufi, Ahmad N	Schuler, Gregory J	Zygmunt, Jessica D	Herod, Steven J
Address	136 Diane Dr	154 Temple Dr	140 Diane Dr	161 Diane Dr	235 Poinciana Pkwy	203 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 104	56 x 104	56 x 104	52 x 104	50 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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1960 / 0	1960 / 0	1966 / 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 110	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 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	1144	1120	1172	1040	1092	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 928	0 468	0 520	0 250	0 0	0 400
SFLA	1144	1120	1172	1040	1092	1250
Att/Det Gar Sqft	440	294	352	352	294	528
Prior Land	$12,600					
Prior Total	$105,900					
Comp Land Estimate	$14,000	$13,000	$14,000	$14,000	$13,000	$14,000
Sale Date		3/27/2020	10/7/2019	1/7/2020	5/6/2020	12/18/2019
Sale Price		$160,000	$180,000	$155,000	$158,000	$180,000
Time Adj Sale Price		$161,100	$183,600	$156,600	$158,500	$182,400
TADJSP/SQFT		$143.84	$156.66	$150.58	$145.15	$145.92
Total Adj Factors	$72,100	$68,800	$78,900	$64,700	$64,000	$75,900
Adjusted Sale Price		$164,400	$176,800	$164,000	$166,600	$178,600
Comparable Estimate	$170,000 ($148.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-7	92.18-6-13	92.18-5-46	92.18-4-60	92.18-10-27	92.18-10-11
Owner	Shams Farishta	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Kwiatek, Randy R	Wohlfehrt, Kellie J
Address	137 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	107 Diane Dr	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	50 x 104	50 x 104	91 x 104	60 x 104
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	1960 / 0	1960 / 0	1961 / 0	1962 / 0	1962 / 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 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 / 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	1040	1040	1040	1120	1052	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 250	0 0	0 468	0 525	0 0
SFLA	1040	1040	1040	1120	1052	1038
Att/Det Gar Sqft	312	352	440	294	582	280
Prior Land	$12,600					
Prior Total	$110,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$17,000	$14,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	9/13/2019	6/2/2020
Sale Price		$155,000	$163,500	$160,000	$164,000	$130,000
Time Adj Sale Price		$156,600	$165,700	$161,100	$167,800	$130,200
TADJSP/SQFT		$150.58	$159.33	$143.84	$159.51	$125.43
Total Adj Factors	$65,400	$64,700	$65,200	$68,800	$71,600	$64,100
Adjusted Sale Price		$157,300	$165,900	$157,700	$161,600	$131,500
Comparable Estimate	$155,000 ($149.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-57	92.18-5-57	92.18-4-60	92.18-7-7	92.18-6-13	92.14-3-15
Owner	Yosufi, Ahmad N	Yosufi, Ahmad N	Rogers, Scott M	Herod, Steven J	Schuler, Gregory J	Gorny, Matthew J
Address	140 Diane Dr	140 Diane Dr	154 Temple Dr	203 Lydia Ln	161 Diane Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 130	56 x 104	52 x 129
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	1960 / 0	1960 / 0	1962 / 0	1958 / 0	1960 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1172	1172	1120	1250	1040	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 520	0 468	0 400	0 250	0 588
SFLA	1172	1172	1120	1250	1040	1176
Att/Det Gar Sqft	352	352	294	528	352	308
Prior Land	$12,200					
Prior Total	$120,200					
Comp Land Estimate	$14,000	$14,000	$13,000	$14,000	$14,000	$15,000
Sale Date		10/7/2019	3/27/2020	12/18/2019	1/7/2020	1/24/2020
Sale Price		$180,000	$160,000	$180,000	$155,000	$151,500
Time Adj Sale Price		$183,600	$161,100	$182,400	$156,600	$153,000
TADJSP/SQFT		$156.66	$143.84	$145.92	$150.58	$130.10
Total Adj Factors	$78,900	$78,900	$68,800	$75,900	$64,700	$72,700
Adjusted Sale Price		$183,600	$171,200	$185,400	$170,800	$159,200
Comparable Estimate	$174,000 ($148.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-8	92.18-6-13	92.18-5-46	92.18-4-60	92.18-10-27	92.18-7-49.1
Owner	DiPippo Giacomo	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Kwiatek, Randy R	Wass, Jeffrey
Address	141 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	107 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	91 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1962 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	1052	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 338	0 250	0 0	0 468	0 525	0 480
SFLA	1040	1040	1040	1120	1052	912
Att/Det Gar Sqft	308	352	440	294	582	600
Prior Land	$12,200					
Prior Total	$102,600					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$17,000	$15,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	9/13/2019	7/28/2020
Sale Price		$155,000	$163,500	$160,000	$164,000	$190,500
Time Adj Sale Price		$156,600	$165,700	$161,100	$167,800	$190,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$159.51	$208.88
Total Adj Factors	$64,400	$64,700	$65,200	$68,800	$71,600	$68,900
Adjusted Sale Price		$156,300	$164,900	$156,700	$160,600	$186,000
Comparable Estimate	$165,000 ($158.65/SFLA)					

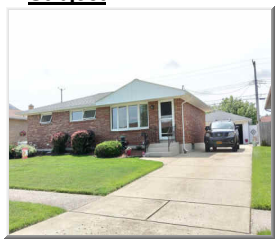
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-56	92.18-6-13	92.18-5-46	92.18-4-60	92.18-7-49.1	92.18-10-11
Owner	Schenk, Kenneth W	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Wass, Jeffrey	Wohlfehrt, Kellie J
Address	144 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	280 Meadowlawn Rd	47 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	59 x 104	56 x 104	50 x 104	50 x 104	55 x 130	60 x 104
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	1958 / 0	1960 / 0	1961 / 0	1962 / 0	1963 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1040	1040	1120	912	1038
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 468	0 480	0 0
SFLA	1018	1040	1040	1120	912	1038
Att/Det Gar Sqft	312	352	440	294	600	280
Prior Land	$12,500					
Prior Total	$99,200					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$15,000	$14,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	7/28/2020	6/2/2020
Sale Price		$155,000	$163,500	$160,000	$190,500	$130,000
Time Adj Sale Price		$156,600	$165,700	$161,100	$190,500	$130,200
TADJSP/SQFT		$150.58	$159.33	$143.84	$208.88	$125.43
Total Adj Factors	$62,800	$64,700	$65,200	$68,800	$68,900	$64,100
Adjusted Sale Price		$154,700	$163,300	$155,100	$184,400	$128,900
Comparable Estimate	$157,000 ($154.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-9	92.18-6-13	92.18-5-46	92.18-4-60	92.18-10-27	92.18-7-49.1
Owner	Kanski, Jason E	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Kwiatek, Randy R	Wass, Jeffrey
Address	145 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	107 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	91 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1961 / 0	1962 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	1052	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 0	0 468	0 525	0 480
SFLA	1040	1040	1040	1120	1052	912
Att/Det Gar Sqft	440	352	440	294	582	600
Prior Land	$12,200					
Prior Total	$103,700					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$17,000	$15,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	9/13/2019	7/28/2020
Sale Price		$155,000	$163,500	$160,000	$164,000	$190,500
Time Adj Sale Price		$156,600	$165,700	$161,100	$167,800	$190,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$159.51	$208.88
Total Adj Factors	$66,100	$64,700	$65,200	$68,800	$71,600	$68,900
Adjusted Sale Price		$158,000	$166,600	$158,400	$162,300	$187,700
Comparable Estimate	$167,000 ($160.58/SFLA)					

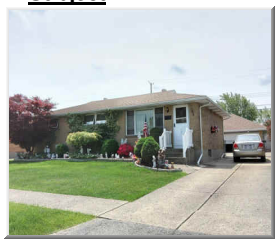
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-55	92.18-6-13	92.18-5-46	92.18-4-60	92.18-4-28	92.18-7-49.1
Owner	Schuhmacher, John	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Zygmunt, Jessica D	Wass, Jeffrey
Address	148 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	235 Poinciana Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	52 x 104	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 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	C Average 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	1092	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 250	0 0	0 468	0 0	0 480
SFLA	1040	1040	1040	1120	1092	912
Att/Det Gar Sqft	440	352	440	294	294	600
Prior Land	$12,200					
Prior Total	$103,200					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$13,000	$15,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	5/6/2020	7/28/2020
Sale Price		$155,000	$163,500	$160,000	$158,000	$190,500
Time Adj Sale Price		$156,600	$165,700	$161,100	$158,500	$190,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$145.15	$208.88
Total Adj Factors	$66,300	$64,700	$65,200	$68,800	$64,000	$68,900
Adjusted Sale Price		$158,200	$166,800	$158,600	$160,800	$187,900
Comparable Estimate	$166,000 ($159.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-10	92.18-7-7	92.18-5-57	92.18-11-23	92.18-4-60	92.18-5-38
Owner	Netzel, Gregory M	Herod, Steven J	Yosufi, Ahmad N	Strychalski, Timothy	Rogers, Scott M	White, Kristie M
Address	149 Diane Dr	203 Lydia Ln	140 Diane Dr	95 Temple Dr	154 Temple Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 130	56 x 104	65 x 104	50 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1960 / 0	1960 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	1240	1250	1172	1316	1120	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 620	0 400	0 520	0 438	0 468	0 0
SFLA	1240	1250	1172	1316	1120	1268
Att/Det Gar Sqft	440	528	352	484	294	308
Prior Land	$12,600					
Prior Total	$128,100					
Comp Land Estimate	$14,000	$14,000	$14,000	$15,000	$13,000	$13,000
Sale Date		12/18/2019	10/7/2019	8/31/2020	3/27/2020	11/12/2019
Sale Price		$180,000	$180,000	$192,000	$160,000	$178,000
Time Adj Sale Price		$182,400	$183,600	$192,000	$161,100	$181,000
TADJSP/SQFT		$145.92	$156.66	$145.90	$143.84	$142.74
Total Adj Factors	$93,200	$75,900	$78,900	$80,800	$68,800	$73,700
Adjusted Sale Price		$199,700	$197,900	$204,400	$185,500	$200,500
Comparable Estimate	$198,000 ($159.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-54	92.18-5-57	92.18-7-7	92.18-4-60	92.18-11-23	92.18-6-13
Owner	Brennan, John K	Yosufi, Ahmad N	Herod, Steven J	Rogers, Scott M	Strychalski, Timothy	Schuler, Gregory J
Address	152 Diane Dr	140 Diane Dr	203 Lydia Ln	154 Temple Dr	95 Temple Dr	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	50 x 130	50 x 104	65 x 104	56 x 104
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	1958 / 0	1960 / 0	1958 / 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 110	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1208	1172	1250	1120	1316	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 520	0 400	0 468	0 438	0 250
SFLA	1208	1172	1250	1120	1316	1040
Att/Det Gar Sqft	312	352	528	294	484	352
Prior Land	$12,600					
Prior Total	$114,200					
Comp Land Estimate	$14,000	$14,000	$14,000	$13,000	$15,000	$14,000
Sale Date		10/7/2019	12/18/2019	3/27/2020	8/31/2020	1/7/2020
Sale Price		$180,000	$180,000	$160,000	$192,000	$155,000
Time Adj Sale Price		$183,600	$182,400	$161,100	$192,000	$156,600
TADJSP/SQFT		$156.66	$145.92	$143.84	$145.90	$150.58
Total Adj Factors	$72,600	$78,900	$75,900	$68,800	$80,800	$64,700
Adjusted Sale Price		$177,300	$179,100	$164,900	$183,800	$164,500
Comparable Estimate	$174,000 ($144.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-11	92.18-6-13	92.18-5-46	92.18-4-60	92.18-7-49.1	92.18-4-28
Owner	Brown, Timothy J	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Wass, Jeffrey	Zygmunt, Jessica D
Address	153 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	280 Meadowlawn Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	55 x 130	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1961 / 0	1962 / 0	1963 / 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 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	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	912	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 250	0 0	0 468	0 480	0 0
SFLA	1040	1040	1040	1120	912	1092
Att/Det Gar Sqft	484	352	440	294	600	294
Prior Land	$12,200					
Prior Total	$110,900					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$15,000	$13,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	7/28/2020	5/6/2020
Sale Price		$155,000	$163,500	$160,000	$190,500	$158,000
Time Adj Sale Price		$156,600	$165,700	$161,100	$190,500	$158,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$208.88	$145.15
Total Adj Factors	$75,900	$64,700	$65,200	$68,800	$68,900	$64,000
Adjusted Sale Price		$167,800	$176,400	$168,200	$197,500	$170,400
Comparable Estimate	$176,000 ($169.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-53	92.18-6-13	92.18-5-46	92.18-4-60	92.18-4-28	92.18-7-49.1
Owner	Skotarczak, Joseph J Jı	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Zygmunt, Jessica D	Wass, Jeffrey
Address	156 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	235 Poinciana Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	52 x 104	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 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	C Average 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	1092	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 468	0 0	0 480
SFLA	1040	1040	1040	1120	1092	912
Att/Det Gar Sqft	440	352	440	294	294	600
Prior Land	$12,200					
Prior Total	$95,200					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$13,000	$15,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	5/6/2020	7/28/2020
Sale Price		$155,000	$163,500	$160,000	$158,000	$190,500
Time Adj Sale Price		$156,600	$165,700	$161,100	$158,500	$190,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$145.15	$208.88
Total Adj Factors	$64,200	$64,700	$65,200	$68,800	$64,000	$68,900
Adjusted Sale Price		$156,100	$164,700	$156,500	$158,700	$185,800
Comparable Estimate	$164,000 ($157.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-12	92.18-4-60	92.18-5-57	92.18-6-13	92.18-4-28	92.18-5-46
Owner	Schmitt, Joann	Rogers, Scott M	Yosufi, Ahmad N	Schuler, Gregory J	Zygmunt, Jessica D	Reinbold, Matthew G
Address	157 Diane Dr	154 Temple Dr	140 Diane Dr	161 Diane Dr	235 Poinciana Pkwy	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	50 x 104	56 x 104	56 x 104	52 x 104	50 x 104
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	02 Brick
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1960 / 0	1960 / 0	1966 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 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	1144	1120	1172	1040	1092	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 520	0 250	0 0	0 0
SFLA	1144	1120	1172	1040	1092	1040
Att/Det Gar Sqft	484	294	352	352	294	440
Prior Land	$12,600					
Prior Total	$109,000					
Comp Land Estimate	$14,000	$13,000	$14,000	$14,000	$13,000	$13,000
Sale Date		3/27/2020	10/7/2019	1/7/2020	5/6/2020	12/17/2019
Sale Price		$160,000	$180,000	$155,000	$158,000	$163,500
Time Adj Sale Price		$161,100	$183,600	$156,600	$158,500	$165,700
TADJSP/SQFT		$143.84	$156.66	$150.58	$145.15	$159.33
Total Adj Factors	$69,800	$68,800	$78,900	$64,700	$64,000	$65,200
Adjusted Sale Price		$162,100	$174,500	$161,700	$164,300	$170,300
Comparable Estimate	$167,000 ($145.98/SFLA)					

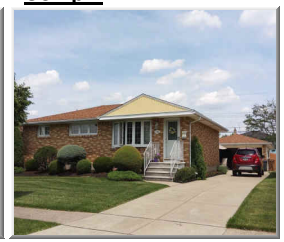
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-52	92.18-6-13	92.18-5-46	92.18-4-60	92.18-4-28	92.18-7-49.1
Owner	Ipolito, James M	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Zygmunt, Jessica D	Wass, Jeffrey
Address	160 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	235 Poinciana Pkwy	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 104	56 x 104	50 x 104	50 x 104	52 x 104	55 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 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	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	1092	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 585	0 250	0 0	0 468	0 0	0 480
SFLA	1040	1040	1040	1120	1092	912
Att/Det Gar Sqft	312	352	440	294	294	600
Prior Land	$12,600					
Prior Total	$102,800					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$13,000	$15,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	5/6/2020	7/28/2020
Sale Price		$155,000	$163,500	$160,000	$158,000	$190,500
Time Adj Sale Price		$156,600	$165,700	$161,100	$158,500	$190,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$145.15	$208.88
Total Adj Factors	$66,400	$64,700	$65,200	$68,800	$64,000	$68,900
Adjusted Sale Price		$158,300	$166,900	$158,700	$160,900	$188,000
Comparable Estimate	$167,000 ($160.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-13	92.18-6-13	92.18-5-46	92.18-4-60	92.18-7-49.1	92.18-4-28
Owner	Schuler, Gregory J	Schuler, Gregory J	Reinbold, Matthew G	Rogers, Scott M	Wass, Jeffrey	Zygmunt, Jessica D
Address	161 Diane Dr	161 Diane Dr	184 Diane Dr	154 Temple Dr	280 Meadowlawn Rd	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	50 x 104	55 x 130	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1961 / 0	1962 / 0	1963 / 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 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	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1120	912	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 250	0 0	0 468	0 480	0 0
SFLA	1040	1040	1040	1120	912	1092
Att/Det Gar Sqft	352	352	440	294	600	294
Prior Land	$12,200					
Prior Total	$97,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$15,000	$13,000
Sale Date		1/7/2020	12/17/2019	3/27/2020	7/28/2020	5/6/2020
Sale Price		$155,000	$163,500	$160,000	$190,500	$158,000
Time Adj Sale Price		$156,600	$165,700	$161,100	$190,500	$158,500
TADJSP/SQFT		$150.58	$159.33	$143.84	$208.88	$145.15
Total Adj Factors	$64,700	$64,700	$65,200	$68,800	$68,900	$64,000
Adjusted Sale Price		$156,600	$165,200	$157,000	$186,300	$159,200
Comparable Estimate	$165,000 ($158.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-51	92.18-7-7	92.18-5-38	92.18-4-60	92.18-5-57	92.18-11-23
Owner	Daly, Andrew C	Herod, Steven J	White, Kristie M	Rogers, Scott M	Yosufi, Ahmad N	Strychalski, Timothy
Address	164 Diane Dr	203 Lydia Ln	216 Diane Dr	154 Temple Dr	140 Diane Dr	95 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 104	50 x 130	50 x 104	50 x 104	56 x 104	65 x 104
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	1964 / 0	1958 / 0	1964 / 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 105	C Average 100	C Average 100	C Average 110	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	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	1248	1250	1268	1120	1172	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 748	0 400	0 0	0 468	0 520	0 438
SFLA	1248	1250	1268	1120	1172	1316
Att/Det Gar Sqft	484	528	308	294	352	484
Prior Land	$12,100					
Prior Total	$121,700					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$14,000	$15,000
Sale Date		12/18/2019	11/12/2019	3/27/2020	10/7/2019	8/31/2020
Sale Price		$180,000	$178,000	$160,000	$180,000	$192,000
Time Adj Sale Price		$182,400	$181,000	$161,100	$183,600	$192,000
TADJSP/SQFT		$145.92	$142.74	$143.84	$156.66	$145.90
Total Adj Factors	$76,500	$75,900	$73,700	$68,800	$78,900	$80,800
Adjusted Sale Price		$183,000	$183,800	$168,800	$181,200	$187,700
Comparable Estimate	$181,000 ($145.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-14	92.18-6-13	92.18-5-46	92.18-7-49.1	92.18-4-60	92.18-4-28
Owner	Wolf, Michelle L	Schuler, Gregory J	Reinbold, Matthew G	Wass, Jeffrey	Rogers, Scott M	Zygmunt, Jessica D
Address	165 Diane Dr	161 Diane Dr	184 Diane Dr	280 Meadowlawn Rd	154 Temple Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	55 x 130	50 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	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 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	1 / Y	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	1040	1040	1040	912	1120	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 250	0 0	0 480	0 468	0 0
SFLA	1040	1040	1040	912	1120	1092
Att/Det Gar Sqft	484	352	440	600	294	294
Prior Land	$12,200					
Prior Total	$110,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$15,000	$13,000	$13,000
Sale Date		1/7/2020	12/17/2019	7/28/2020	3/27/2020	5/6/2020
Sale Price		$155,000	$163,500	$190,500	$160,000	$158,000
Time Adj Sale Price		$156,600	$165,700	$190,500	$161,100	$158,500
TADJSP/SQFT		$150.58	$159.33	$208.88	$143.84	$145.15
Total Adj Factors	$74,100	$64,700	$65,200	$68,900	$68,800	$64,000
Adjusted Sale Price		$166,000	$174,600	$195,700	$166,400	$168,600
Comparable Estimate	$174,000 ($167.31/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	92.18-5-50	92.18-6-13	92.18-4-28	92.18-4-60	92.18-5-46	92.18-7-49.1
Owner	DiPasquale, Raymond	Schuler, Gregory J	Zygmunt, Jessica D	Rogers, Scott M	Reinbold, Matthew G	Wass, Jeffrey
Address	168 Diane Dr	161 Diane Dr	235 Poinciana Pkwy	154 Temple Dr	184 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 104	56 x 104	52 x 104	50 x 104	50 x 104	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1966 / 0	1962 / 0	1961 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1040	1092	1120	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 544	0 250	0 0	0 468	0 0	0 480
SFLA	1076	1040	1092	1120	1040	912
Att/Det Gar Sqft	484	352	294	294	440	600
Prior Land	$12,100					
Prior Total	$106,300					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$13,000	$15,000
Sale Date		1/7/2020	5/6/2020	3/27/2020	12/17/2019	7/28/2020
Sale Price		$155,000	$158,000	$160,000	$163,500	$190,500
Time Adj Sale Price		$156,600	$158,500	$161,100	$165,700	$190,500
TADJSP/SQFT		$150.58	$145.15	$143.84	$159.33	$208.88
Total Adj Factors	$67,300	$64,700	$64,000	$68,800	$65,200	$68,900
Adjusted Sale Price		$159,200	$161,800	$159,600	$167,800	$188,900
Comparable Estimate	$167,000 ($155.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-15	92.18-6-13	92.18-5-46	92.18-7-49.1	92.18-4-28	92.18-4-60
Owner	Gorski, William	Schuler, Gregory J	Reinbold, Matthew G	Wass, Jeffrey	Zygmunt, Jessica D	Rogers, Scott M
Address	169 Diane Dr	161 Diane Dr	184 Diane Dr	280 Meadowlawn Rd	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	56 x 104	50 x 104	55 x 130	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1961 / 0	1963 / 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	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	1 / 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 / 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	1040	1040	912	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 480	0 0	0 468
SFLA	1040	1040	1040	912	1092	1120
Att/Det Gar Sqft	800	352	440	600	294	294
Prior Land	$12,200					
Prior Total	$97,300					
Comp Land Estimate	$14,000	$14,000	$13,000	$15,000	$13,000	$13,000
Sale Date		1/7/2020	12/17/2019	7/28/2020	5/6/2020	3/27/2020
Sale Price		$155,000	$163,500	$190,500	$158,000	$160,000
Time Adj Sale Price		$156,600	$165,700	$190,500	$158,500	$161,100
TADJSP/SQFT		$150.58	$159.33	$208.88	$145.15	$143.84
Total Adj Factors	$69,000	$64,700	$65,200	$68,900	$64,000	$68,800
Adjusted Sale Price		$160,900	$169,500	$190,600	$163,500	$161,300
Comparable Estimate	$169,000 ($162.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-49	92.18-5-46	92.18-6-13	92.18-7-49.1	92.18-4-28	92.18-4-60
Owner	Day, Gregory A Jr	Reinbold, Matthew G	Schuler, Gregory J	Wass, Jeffrey	Zygmunt, Jessica D	Rogers, Scott M
Address	172 Diane Dr	184 Diane Dr	161 Diane Dr	280 Meadowlawn Rd	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	62 x 104	50 x 104	56 x 104	55 x 130	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1960 / 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	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 / Y	0 / N	1 / 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	1014	1040	1040	912	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 480	0 0	0 468
SFLA	1014	1040	1040	912	1092	1120
Att/Det Gar Sqft	312	440	352	600	294	294
Prior Land	$12,900					
Prior Total	$99,100					
Comp Land Estimate	$15,000	$13,000	$14,000	$15,000	$13,000	$13,000
Sale Date		12/17/2019	1/7/2020	7/28/2020	5/6/2020	3/27/2020
Sale Price		$163,500	$155,000	$190,500	$158,000	$160,000
Time Adj Sale Price		$165,700	$156,600	$190,500	$158,500	$161,100
TADJSP/SQFT		$159.33	$150.58	$208.88	$145.15	$143.84
Total Adj Factors	$63,700	$65,200	$64,700	$68,900	$64,000	$68,800
Adjusted Sale Price		$164,200	$155,600	$185,300	$158,200	$156,000
Comparable Estimate	$164,000 ($161.74/SFLA)					

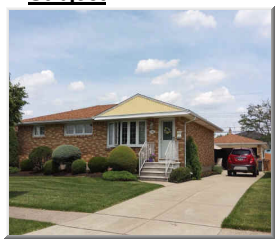
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-16	92.18-6-13	92.18-5-46	92.18-4-28	92.18-7-49.1	92.18-4-60
Owner	Parks Dennis	Schuler, Gregory J	Reinbold, Matthew G	Zygmunt, Jessica D	Wass, Jeffrey	Rogers, Scott M
Address	173 Diane Dr	161 Diane Dr	184 Diane Dr	235 Poinciana Pkwy	280 Meadowlawn Rd	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 104	56 x 104	50 x 104	52 x 104	55 x 130	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1961 / 0	1966 / 0	1963 / 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 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1040	1092	912	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 480	0 468
SFLA	1040	1040	1040	1092	912	1120
Att/Det Gar Sqft	528	352	440	294	600	294
Prior Land	$12,100					
Prior Total	$99,300					
Comp Land Estimate	$14,000	$14,000	$13,000	$13,000	$15,000	$13,000
Sale Date		1/7/2020	12/17/2019	5/6/2020	7/28/2020	3/27/2020
Sale Price		$155,000	$163,500	$158,000	$190,500	$160,000
Time Adj Sale Price		$156,600	$165,700	$158,500	$190,500	$161,100
TADJSP/SQFT		$150.58	$159.33	$145.15	$208.88	$143.84
Total Adj Factors	$65,000	$64,700	$65,200	$64,000	$68,900	$68,800
Adjusted Sale Price		$156,900	$165,500	$159,500	$186,600	$157,300
Comparable Estimate	$165,000 ($158.65/SFLA)					

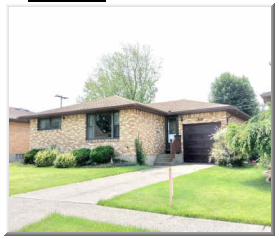
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-48	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Grey, Thomas J	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	176 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1960 / 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 100	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 645	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	352	294	440	352	294	600
Prior Land	$13,000					
Prior Total	$102,800					
Comp Land Estimate	$15,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$67,200	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$161,700	$167,700	$159,100	$159,500	$188,800
Comparable Estimate	$167,000 ($155.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-17	92.18-7-7	92.18-5-38	92.18-5-57	92.18-4-60	92.18-6-42
Owner	Bussick, Christopher	Herod, Steven J	White, Kristie M	Yosufi, Ahmad N	Rogers, Scott M	Dowla, Shamsud
Address	177 Diane Dr	203 Lydia Ln	216 Diane Dr	140 Diane Dr	154 Temple Dr	286 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 104	50 x 130	50 x 104	56 x 104	50 x 104	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1964 / 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 105	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	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 / 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	1240	1250	1268	1172	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 620	0 400	0 0	0 520	0 468	0 588
SFLA	1240	1250	1268	1172	1120	1176
Att/Det Gar Sqft	484	528	308	352	294	308
Prior Land	$13,200					
Prior Total	$117,600					
Comp Land Estimate	$15,000	$14,000	$13,000	$14,000	$13,000	$14,000
Sale Date		12/18/2019	11/12/2019	10/7/2019	3/27/2020	7/2/2019
Sale Price		$180,000	$178,000	$180,000	$160,000	$178,000
Time Adj Sale Price		$182,400	$181,000	$183,600	$161,100	$183,400
TADJSP/SQFT		$145.92	$142.74	$156.66	$143.84	$155.95
Total Adj Factors	$75,600	$75,900	$73,700	$78,900	$68,800	$71,100
Adjusted Sale Price		$182,100	$182,900	$180,300	$167,900	$187,900
Comparable Estimate	$180,000 ($145.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-47	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Gorski, John M	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	180 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1960 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	484	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$103,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$68,600	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$163,100	$169,100	$160,500	$160,900	$190,200
Comparable Estimate	$169,000 ($157.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-18	92.18-5-57	92.18-4-60	92.18-6-42	92.18-4-28	92.18-7-7
Owner	Zehler, Aaron M	Yosufi, Ahmad N	Rogers, Scott M	Dowla, Shamsud	Zygmunt, Jessica D	Herod, Steven J
Address	181 Diane Dr	140 Diane Dr	154 Temple Dr	286 Lydia Ln	235 Poinciana Pkwy	203 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	61 x 104	56 x 104	50 x 104	50 x 130	52 x 104	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1962 / 0	1960 / 0	1966 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	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 / 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	1196	1172	1120	1176	1092	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 468	0 588	0 0	0 400
SFLA	1196	1172	1120	1176	1092	1250
Att/Det Gar Sqft	280	352	294	308	294	528
Prior Land	$12,700					
Prior Total	$123,800					
Comp Land Estimate	$14,000	$14,000	$13,000	$14,000	$13,000	$14,000
Sale Date		10/7/2019	3/27/2020	7/2/2019	5/6/2020	12/18/2019
Sale Price		$180,000	$160,000	$178,000	$158,000	$180,000
Time Adj Sale Price		$183,600	$161,100	$183,400	$158,500	$182,400
TADJSP/SQFT		$156.66	$143.84	$155.95	$145.15	$145.92
Total Adj Factors	$78,900	$78,900	$68,800	$71,100	$64,000	$75,900
Adjusted Sale Price		$183,600	$171,200	$191,200	$173,400	$185,400
Comparable Estimate	$181,000 ($151.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-46	92.18-5-46	92.18-6-13	92.18-4-28	92.18-7-49.1	92.18-4-60
Owner	Reinbold, Matthew G	Reinbold, Matthew G	Schuler, Gregory J	Zygmunt, Jessica D	Wass, Jeffrey	Rogers, Scott M
Address	184 Diane Dr	184 Diane Dr	161 Diane Dr	235 Poinciana Pkwy	280 Meadowlawn Rd	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	56 x 104	52 x 104	55 x 130	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1960 / 0	1966 / 0	1963 / 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	0 / N	0 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1040	1040	1092	912	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 480	0 468
SFLA	1040	1040	1040	1092	912	1120
Att/Det Gar Sqft	440	440	352	294	600	294
Prior Land	$11,500					
Prior Total	$104,900					
Comp Land Estimate	$13,000	$13,000	$14,000	$13,000	$15,000	$13,000
Sale Date		12/17/2019	1/7/2020	5/6/2020	7/28/2020	3/27/2020
Sale Price		$163,500	$155,000	$158,000	$190,500	$160,000
Time Adj Sale Price		$165,700	$156,600	$158,500	$190,500	$161,100
TADJSP/SQFT		$159.33	$150.58	$145.15	$208.88	$143.84
Total Adj Factors	$65,200	$65,200	$64,700	$64,000	$68,900	$68,800
Adjusted Sale Price		$165,700	$157,100	$159,700	$186,800	$157,500
Comparable Estimate	$165,000 ($158.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-19	92.18-4-60	92.18-4-28	92.18-5-46	92.18-5-57	92.18-6-42
Owner	Alrashedi, Sarah A	Rogers, Scott M	Zygmunt, Jessica D	Reinbold, Matthew G	Yosufi, Ahmad N	Dowla, Shamsud
Address	185 Diane Dr	154 Temple Dr	235 Poinciana Pkwy	184 Diane Dr	140 Diane Dr	286 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	50 x 104	56 x 104	50 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1966 / 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	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 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	1120	1092	1040	1172	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 520	0 588
SFLA	1148	1120	1092	1040	1172	1176
Att/Det Gar Sqft	378	294	294	440	352	308
Prior Land	$11,500					
Prior Total	$109,400					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$14,000
Sale Date		3/27/2020	5/6/2020	12/17/2019	10/7/2019	7/2/2019
Sale Price		$160,000	$158,000	$163,500	$180,000	$178,000
Time Adj Sale Price		$161,100	$158,500	$165,700	$183,600	$183,400
TADJSP/SQFT		$143.84	$145.15	$159.33	$156.66	$155.95
Total Adj Factors	$69,600	$68,800	$64,000	$65,200	$78,900	$71,100
Adjusted Sale Price		$161,900	$164,100	$170,100	$174,300	$181,900
Comparable Estimate	$170,000 ($148.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-45	92.18-5-46	92.18-4-28	92.18-6-13	92.18-7-49.1	92.14-6-27
Owner	Maldonado, Zaida	Reinbold, Matthew G	Zygmunt, Jessica D	Schuler, Gregory J	Wass, Jeffrey	Zimmerman, Renee K
Address	188 Diane Dr	184 Diane Dr	235 Poinciana Pkwy	161 Diane Dr	280 Meadowlawn Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	56 x 104	55 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1966 / 0	1960 / 0	1963 / 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 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 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1092	1040	912	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 0	0 0	0 250	0 480	0 0
SFLA	1040	1040	1092	1040	912	1040
Att/Det Gar Sqft	484	440	294	352	600	528
Prior Land	$11,500					
Prior Total	$102,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		12/17/2019	5/6/2020	1/7/2020	7/28/2020	8/28/2020
Sale Price		$163,500	$158,000	$155,000	$190,500	$150,500
Time Adj Sale Price		$165,700	$158,500	$156,600	$190,500	$150,500
TADJSP/SQFT		$159.33	$145.15	$150.58	$208.88	$144.71
Total Adj Factors	$66,300	$65,200	$64,000	$64,700	$68,900	$64,100
Adjusted Sale Price		$166,800	$160,800	$158,200	$187,900	$152,700
Comparable Estimate	$165,000 ($158.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-20	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Kolb, Edward B	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	189 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1960 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 0	0 250	0 468	0 480
SFLA	1080	1092	1040	1040	1120	912
Att/Det Gar Sqft	280	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$99,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$68,200	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$162,700	$168,700	$160,100	$160,500	$189,800
Comparable Estimate	$168,000 ($155.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143003	143003
Print Key	92.18-5-44	92.19-2-24	92.18-12-48	92.18-12-34	92.18-17-1.1	92.17-13-8.1
Owner	Payne, Carol D	Stottele, Paul E	Powers, Shawn	Saleh, Naser	Brown, Arielle N	Gerace, Michelle M
Address	192 Diane Dr	330 Lydia Ln	58 Temple Dr	114 Temple Dr	57 Meadowlawn Rd	11 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	202	202
School Code	143002	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	75 x 110	55 x 104	55 x 104	60 x 130	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1962 / 0	1957 / 0	1960 / 0	1954 / 0	1947 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	852	823	1088	832	976	744
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 504	0 0	0 0
SFLA	1242	1226	1520	1456	1289	1284
Att/Det Gar Sqft	440	432	286	308	220	360
Prior Land	$11,500					
Prior Total	$98,100					
Comp Land Estimate	$13,000	$16,000	$14,000	$14,000	$16,000	$16,000
Sale Date		6/21/2018	9/24/2020	4/30/2018	12/20/2019	5/22/2019
Sale Price		$159,000	$145,000	$140,000	$143,500	$110,000
Time Adj Sale Price		$173,800	$145,000	$154,800	$145,400	$114,100
TADJSP/SQFT		$141.76	$95.39	$106.32	$112.80	$88.86
Total Adj Factors	$64,100	$74,500	$70,600	$72,600	$72,800	$69,200
Adjusted Sale Price		$163,400	$138,500	$146,300	$136,700	$109,000
Comparable Estimate	$139,000 ($111.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-21	92.18-6-42	92.18-5-57	92.18-4-28	92.18-4-60	92.18-5-46
Owner	Chaiban, Nabih	Dowla, Shamsud	Yosufi, Ahmad N	Zygmunt, Jessica D	Rogers, Scott M	Reinbold, Matthew G
Address	193 Diane Dr	286 Lydia Ln	140 Diane Dr	235 Poinciana Pkwy	154 Temple Dr	184 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	56 x 104	50 x 130	56 x 104	52 x 104	50 x 104	50 x 104
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	1961 / 0	1960 / 0	1960 / 0	1966 / 0	1962 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1178	1176	1172	1092	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 588	0 520	0 0	0 468	0 0
SFLA	1178	1176	1172	1092	1120	1040
Att/Det Gar Sqft	440	308	352	294	294	440
Prior Land	$12,200					
Prior Total	$114,300					
Comp Land Estimate	$14,000	$14,000	$14,000	$13,000	$13,000	$13,000
Sale Date		7/2/2019	10/7/2019	5/6/2020	3/27/2020	12/17/2019
Sale Price		$178,000	$180,000	$158,000	$160,000	$163,500
Time Adj Sale Price		$183,400	$183,600	$158,500	$161,100	$165,700
TADJSP/SQFT		$155.95	$156.66	$145.15	$143.84	$159.33
Total Adj Factors	$72,500	$71,100	$78,900	$64,000	$68,800	$65,200
Adjusted Sale Price		$184,800	$177,200	$167,000	$164,800	$173,000
Comparable Estimate	$173,000 ($146.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-43	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Shupe, Alexander G	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	196 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1960 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 525	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	440	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$116,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$74,200	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$168,700	$174,700	$166,100	$166,500	$195,800
Comparable Estimate	$174,000 ($161.71/SFLA)					

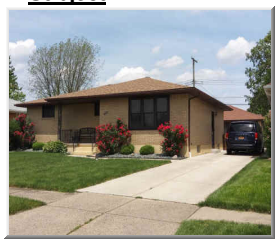
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-22	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Usinski, David M	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	197 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1961 / 0	1960 / 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 100	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	528	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$109,100					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$69,000	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$163,500	$169,500	$160,900	$161,300	$190,600
Comparable Estimate	$169,000 ($157.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-42	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Staszczyk, Danyelle	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	200 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1960 / 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 100	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	484	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$108,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$66,800	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$161,300	$167,300	$158,700	$159,100	$188,400
Comparable Estimate	$167,000 ($155.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-23	92.18-4-28	92.18-5-46	92.18-4-60	92.18-6-13	92.18-7-49.1
Owner	Drzewiecki, Michael	Zygmunt, Jessica D	Reinbold, Matthew G	Rogers, Scott M	Schuler, Gregory J	Wass, Jeffrey
Address	201 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	154 Temple Dr	161 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	50 x 104	56 x 104	55 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1961 / 0	1962 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1089	1092	1040	1120	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1089	0 0	0 0	0 468	0 250	0 480
SFLA	1089	1092	1040	1120	1040	912
Att/Det Gar Sqft	400	294	440	294	352	600
Prior Land	$11,500					
Prior Total	$111,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$15,000
Sale Date		5/6/2020	12/17/2019	3/27/2020	1/7/2020	7/28/2020
Sale Price		$158,000	$163,500	$160,000	$155,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$161,100	$156,600	$190,500
TADJSP/SQFT		$145.15	$159.33	$143.84	$150.58	$208.88
Total Adj Factors	$70,600	$64,000	$65,200	$68,800	$64,700	$68,900
Adjusted Sale Price		$165,100	$171,100	$162,900	$162,500	$192,200
Comparable Estimate	$171,000 ($157.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-41	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.18-7-49.1
Owner	Czarnecki Timothy R	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Wass, Jeffrey
Address	204 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	55 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1960 / 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 100	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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1092	1040	1040	1120	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 468	0 480
SFLA	1076	1092	1040	1040	1120	912
Att/Det Gar Sqft	352	294	440	352	294	600
Prior Land	$11,500					
Prior Total	$106,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$15,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	7/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$190,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$208.88
Total Adj Factors	$64,400	$64,000	$65,200	$64,700	$68,800	$68,900
Adjusted Sale Price		$158,900	$164,900	$156,300	$156,700	$186,000
Comparable Estimate	$165,000 ($153.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-24	92.18-5-38	92.18-6-42	92.18-7-7	92.18-4-28	92.19-4-6
Owner	Filipski, Alice	White, Kristie M	Dowla, Shamsud	Herod, Steven J	Zygmunt, Jessica D	Robak, David D
Address	205 Diane Dr	216 Diane Dr	286 Lydia Ln	203 Lydia Ln	235 Poinciana Pkwy	92 Banko Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	50 x 130	50 x 130	52 x 104	61 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1964 / 0	1960 / 0	1958 / 0	1966 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1237	1268	1176	1250	1092	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 588	0 400	0 0	0 690
SFLA	1237	1268	1176	1250	1092	1336
Att/Det Gar Sqft	440	308	308	528	294	352
Prior Land	$11,500					
Prior Total	$121,400					
Comp Land Estimate	$13,000	$13,000	$14,000	$14,000	$13,000	$15,000
Sale Date		11/12/2019	7/2/2019	12/18/2019	5/6/2020	9/18/2020
Sale Price		$178,000	$178,000	$180,000	$158,000	$175,000
Time Adj Sale Price		$181,000	$183,400	$182,400	$158,500	$175,000
TADJSP/SQFT		$142.74	$155.95	$145.92	$145.15	$130.99
Total Adj Factors	$74,800	$73,700	$71,100	$75,900	$64,000	$80,800
Adjusted Sale Price		$182,100	$187,100	$181,300	$169,300	$169,000
Comparable Estimate	$178,000 ($143.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-40	92.18-4-28	92.18-5-38	92.18-6-42	92.18-4-60	92.18-5-57
Owner	Burse, Anna M	Zygmunt, Jessica D	White, Kristie M	Dowla, Shamsud	Rogers, Scott M	Yosufi, Ahmad N
Address	208 Diane Dr	235 Poinciana Pkwy	216 Diane Dr	286 Lydia Ln	154 Temple Dr	140 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 104	52 x 104	50 x 104	50 x 130	50 x 104	56 x 104
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	1966 / 0	1964 / 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 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	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	1188	1092	1268	1176	1120	1172
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 588	0 468	0 520
SFLA	1188	1092	1268	1176	1120	1172
Att/Det Gar Sqft	484	294	308	308	294	352
Prior Land	$12,100					
Prior Total	$117,400					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$14,000
Sale Date		5/6/2020	11/12/2019	7/2/2019	3/27/2020	10/7/2019
Sale Price		$158,000	$178,000	$178,000	$160,000	$180,000
Time Adj Sale Price		$158,500	$181,000	$183,400	$161,100	$183,600
TADJSP/SQFT		$145.15	$142.74	$155.95	$143.84	$156.66
Total Adj Factors	$71,300	$64,000	$73,700	$71,100	$68,800	$78,900
Adjusted Sale Price		$165,800	$178,600	$183,600	$163,600	$176,000
Comparable Estimate	$174,000 ($146.46/SFLA)					

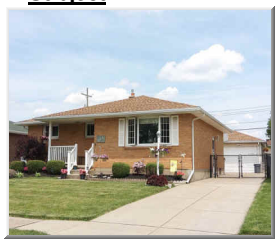
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-25	92.18-5-46	92.18-4-28	92.18-6-13	92.18-7-49.1	92.18-4-60
Owner	Szymczak, Dawn L	Reinbold, Matthew G	Zygmunt, Jessica D	Schuler, Gregory J	Wass, Jeffrey	Rogers, Scott M
Address	209 Diane Dr	184 Diane Dr	235 Poinciana Pkwy	161 Diane Dr	280 Meadowlawn Rd	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	52 x 104	56 x 104	55 x 130	50 x 104
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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1966 / 0	1960 / 0	1963 / 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	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2	3
Full/Half Baths	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	1057	1040	1092	1040	912	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 250	0 480	0 468
SFLA	1057	1040	1092	1040	912	1120
Att/Det Gar Sqft	440	440	294	352	600	294
Prior Land	$11,500					
Prior Total	$107,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		12/17/2019	5/6/2020	1/7/2020	7/28/2020	3/27/2020
Sale Price		$163,500	$158,000	$155,000	$190,500	$160,000
Time Adj Sale Price		$165,700	$158,500	$156,600	$190,500	$161,100
TADJSP/SQFT		$159.33	$145.15	$150.58	$208.88	$143.84
Total Adj Factors	$66,600	$65,200	$64,000	$64,700	$68,900	$68,800
Adjusted Sale Price		$167,100	$161,100	$158,500	$188,200	$158,900
Comparable Estimate	$167,000 ($157.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-39	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.14-6-27
Owner	Bies, Franz M	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Zimmerman, Renee K
Address	212 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1960 / 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 100	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	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	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	1076	1092	1040	1040	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 699	0 0	0 0	0 250	0 468	0 0
SFLA	1076	1092	1040	1040	1120	1040
Att/Det Gar Sqft	440	294	440	352	294	528
Prior Land	$11,500					
Prior Total	$114,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	8/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$150,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$150,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$144.71
Total Adj Factors	$71,500	$64,000	$65,200	$64,700	$68,800	$64,100
Adjusted Sale Price		$166,000	$172,000	$163,400	$163,800	$157,900
Comparable Estimate	$165,000 ($153.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-26	92.18-4-28	92.18-5-46	92.18-6-13	92.18-7-49.1	92.18-4-60
Owner	Weslowski, Frances M	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Wass, Jeffrey	Rogers, Scott M
Address	213 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	280 Meadowlawn Rd	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	55 x 130	50 x 104
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	1966 / 0	1961 / 0	1960 / 0	1963 / 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 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 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	1057	1092	1040	1040	912	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 250	0 480	0 468
SFLA	1057	1092	1040	1040	912	1120
Att/Det Gar Sqft	440	294	440	352	600	294
Prior Land	$11,500					
Prior Total	$107,100					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	7/28/2020	3/27/2020
Sale Price		$158,000	$163,500	$155,000	$190,500	$160,000
Time Adj Sale Price		$158,500	$165,700	$156,600	$190,500	$161,100
TADJSP/SQFT		$145.15	$159.33	$150.58	$208.88	$143.84
Total Adj Factors	$66,600	$64,000	$65,200	$64,700	$68,900	$68,800
Adjusted Sale Price		$161,100	$167,100	$158,500	$188,200	$158,900
Comparable Estimate	$167,000 ($157.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-38	92.18-5-38	92.19-4-6	92.18-4-28	92.18-7-7	92.18-6-42
Owner	White, Kristie M	White, Kristie M	Robak, David D	Zygmunt, Jessica D	Herod, Steven J	Dowla, Shamsud
Address	216 Diane Dr	216 Diane Dr	92 Banko Dr	235 Poinciana Pkwy	203 Lydia Ln	286 Lydia 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	111	111	111	111	111	111
School Code	143002	143002	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 104	61 x 108	52 x 104	50 x 130	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1963 / 0	1966 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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 / 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	1268	1268	1336	1092	1250	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 690	0 0	0 400	0 588
SFLA	1268	1268	1336	1092	1250	1176
Att/Det Gar Sqft	308	308	352	294	528	308
Prior Land	$11,500					
Prior Total	$122,800					
Comp Land Estimate	$13,000	$13,000	$15,000	$13,000	$14,000	$14,000
Sale Date		11/12/2019	9/18/2020	5/6/2020	12/18/2019	7/2/2019
Sale Price		$178,000	$175,000	$158,000	$180,000	$178,000
Time Adj Sale Price		$181,000	$175,000	$158,500	$182,400	$183,400
TADJSP/SQFT		$142.74	$130.99	$145.15	$145.92	$155.95
Total Adj Factors	$73,700	$73,700	$80,800	$64,000	$75,900	$71,100
Adjusted Sale Price		$181,000	$167,900	$168,200	$180,200	$186,000
Comparable Estimate	$177,000 ($139.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-27	92.18-4-28	92.18-5-46	92.18-6-13	92.18-7-49.1	92.14-6-27
Owner	Loveless, Curtis E	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Wass, Jeffrey	Zimmerman, Renee K
Address	217 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	280 Meadowlawn Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	55 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1960 / 0	1963 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1057	1092	1040	1040	912	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 475	0 0	0 0	0 250	0 480	0 0
SFLA	1057	1092	1040	1040	912	1040
Att/Det Gar Sqft	440	294	440	352	600	528
Prior Land	$11,500					
Prior Total	$120,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	7/28/2020	8/28/2020
Sale Price		$158,000	$163,500	$155,000	$190,500	$150,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$190,500	$150,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$208.88	$144.71
Total Adj Factors	$69,300	$64,000	$65,200	$64,700	$68,900	$64,100
Adjusted Sale Price		$163,800	$169,800	$161,200	$190,900	$155,700
Comparable Estimate	$168,000 ($158.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-37	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.14-6-27
Owner	Czajka , Gary S	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Zimmerman, Renee K
Address	220 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1966 / 0	1961 / 0	1960 / 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 100	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 / 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	1076	1092	1040	1040	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 0	0 0	0 250	0 468	0 0
SFLA	1076	1092	1040	1040	1120	1040
Att/Det Gar Sqft	484	294	440	352	294	528
Prior Land	$11,500					
Prior Total	$112,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	8/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$150,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$150,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$144.71
Total Adj Factors	$68,000	$64,000	$65,200	$64,700	$68,800	$64,100
Adjusted Sale Price		$162,500	$168,500	$159,900	$160,300	$154,400
Comparable Estimate	$161,000 ($149.63/SFLA)					

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

Roll Year: 2021

Option : 111_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-28	92.18-4-28	92.18-4-60	92.18-5-46	92.18-6-42	92.18-6-13
Owner	Dunkowski, Timothy	Zygmunt, Jessica D	Rogers, Scott M	Reinbold, Matthew G	Dowla, Shamsud	Schuler, Gregory J
Address	221 Diane Dr	235 Poinciana Pkwy	154 Temple Dr	184 Diane Dr	286 Lydia Ln	161 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	50 x 104	50 x 130	56 x 104
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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1966 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1111	1092	1120	1040	1176	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 570	0 0	0 468	0 0	0 588	0 250
SFLA	1111	1092	1120	1040	1176	1040
Att/Det Gar Sqft	440	294	294	440	308	352
Prior Land	$11,500					
Prior Total	$110,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$14,000
Sale Date		5/6/2020	3/27/2020	12/17/2019	7/2/2019	1/7/2020
Sale Price		$158,000	$160,000	$163,500	$178,000	$155,000
Time Adj Sale Price		$158,500	$161,100	$165,700	$183,400	$156,600
TADJSP/SQFT		$145.15	$143.84	$159.33	$155.95	$150.58
Total Adj Factors	$68,000	$64,000	$68,800	$65,200	$71,100	$64,700
Adjusted Sale Price		$162,500	$160,300	$168,500	$180,300	$159,900
Comparable Estimate	$166,000 ($149.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-36	92.18-7-51	92.18-7-49.1	92.18-5-36	92.18-5-46	92.18-4-28
Owner	Stiglemeier, Thomas R	Stock, Kimberly L	Wass, Jeffrey	Stiglemeier, Thomas R	Reinbold, Matthew G	Zygmunt, Jessica D
Address	224 Diane Dr	276 Meadowlawn Rd	280 Meadowlawn Rd	224 Diane Dr	184 Diane Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	50 x 130	55 x 130	50 x 104	50 x 104	52 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1962 / 0	1963 / 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	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	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	2	3	2	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	852	864	912	852	1040	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 480	0 300	0 0	0 0
SFLA	852	864	912	852	1040	1092
Att/Det Gar Sqft	352	400	600	352	440	294
Prior Land	$11,500					
Prior Total	$78,800					
Comp Land Estimate	$13,000	$14,000	$15,000	$13,000	$13,000	$13,000
Sale Date		5/7/2020	7/28/2020	11/2/2018	12/17/2019	5/6/2020
Sale Price		$141,000	$190,500	$117,000	$163,500	$158,000
Time Adj Sale Price		$141,500	$190,500	$124,300	$165,700	$158,500
TADJSP/SQFT		$163.77	$208.88	$145.89	$159.33	$145.15
Total Adj Factors	$50,000	$55,200	$68,900	$50,000	$65,200	$64,000
Adjusted Sale Price		$136,300	$171,600	$124,300	$150,500	$144,500
Comparable Estimate	$145,000 ($170.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-29	92.19-4-6	92.18-5-38	92.18-11-23	92.18-6-42	92.18-4-28
Owner	Lamancuso, Michael J	Robak, David D	White, Kristie M	Strychalski, Timothy	Dowla, Shamsud	Zygmunt, Jessica D
Address	225 Diane Dr	92 Banko Dr	216 Diane Dr	95 Temple Dr	286 Lydia Ln	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	61 x 108	50 x 104	65 x 104	50 x 130	52 x 104
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	1963 / 0	1963 / 0	1964 / 0	1960 / 0	1960 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 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	1494	1336	1268	1316	1176	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 438	0 588	0 0
SFLA	1494	1336	1268	1316	1176	1092
Att/Det Gar Sqft	308	352	308	484	308	294
Prior Land	$11,500					
Prior Total	$120,000					
Comp Land Estimate	$13,000	$15,000	$13,000	$15,000	$14,000	$13,000
Sale Date		9/18/2020	11/12/2019	8/31/2020	7/2/2019	5/6/2020
Sale Price		$175,000	$178,000	$192,000	$178,000	$158,000
Time Adj Sale Price		$175,000	$181,000	$192,000	$183,400	$158,500
TADJSP/SQFT		$130.99	$142.74	$145.90	$155.95	$145.15
Total Adj Factors	$89,000	$80,800	$73,700	$80,800	$71,100	$64,000
Adjusted Sale Price		$183,200	$196,300	$200,200	$201,300	$183,500
Comparable Estimate	$193,000 ($129.18/SFLA)					

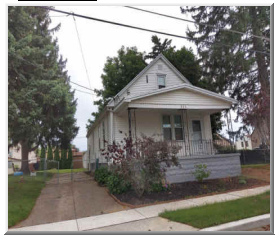
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-35	92.18-4-28	92.18-5-46	92.18-6-13	92.18-4-60	92.14-6-27
Owner	Abramowski, Steven J	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Rogers, Scott M	Zimmerman, Renee K
Address	228 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	154 Temple Dr	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 104	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1961 / 0	1960 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	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	1076	1092	1040	1040	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 645	0 0	0 0	0 250	0 468	0 0
SFLA	1076	1092	1040	1040	1120	1040
Att/Det Gar Sqft	352	294	440	352	294	528
Prior Land	$11,500					
Prior Total	$115,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	3/27/2020	8/28/2020
Sale Price		$158,000	$163,500	$155,000	$160,000	$150,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$161,100	$150,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$143.84	$144.71
Total Adj Factors	$66,600	$64,000	$65,200	$64,700	$68,800	$64,100
Adjusted Sale Price		$161,100	$167,100	$158,500	$158,900	$153,000
Comparable Estimate	$160,000 ($148.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-30	92.18-4-28	92.18-5-46	92.18-6-13	92.18-7-49.1	92.14-6-27
Owner	Blendowski, Carol	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Wass, Jeffrey	Zimmerman, Renee K
Address	229 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	280 Meadowlawn Rd	69 Biscayne Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	55 x 130	50 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1960 / 0	1963 / 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 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 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1057	1092	1040	1040	912	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 480	0 0
SFLA	1057	1092	1040	1040	912	1040
Att/Det Gar Sqft	308	294	440	352	600	528
Prior Land	$11,500					
Prior Total	$105,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$15,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	7/28/2020	8/28/2020
Sale Price		$158,000	$163,500	$155,000	$190,500	$150,500
Time Adj Sale Price		$158,500	$165,700	$156,600	$190,500	$150,500
TADJSP/SQFT		$145.15	$159.33	$150.58	$208.88	$144.71
Total Adj Factors	$64,300	$64,000	$65,200	$64,700	$68,900	$64,100
Adjusted Sale Price		$158,800	$164,800	$156,200	$185,900	$150,700
Comparable Estimate	$163,000 ($154.21/SFLA)					

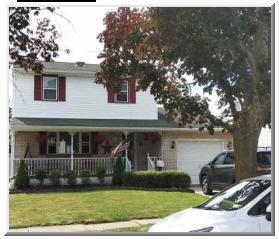
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-5-34	92.18-4-28	92.18-5-46	92.18-6-13	92.14-6-27	92.18-4-60
Owner	Mikolajczyk, Arlene	Zygmunt, Jessica D	Reinbold, Matthew G	Schuler, Gregory J	Zimmerman, Renee K	Rogers, Scott M
Address	232 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	161 Diane Dr	69 Biscayne Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	56 x 104	50 x 105	50 x 104
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	1963 / 0	1966 / 0	1961 / 0	1960 / 0	1963 / 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	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	1076	1092	1040	1040	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 250	0 0	0 468
SFLA	1076	1092	1040	1040	1040	1120
Att/Det Gar Sqft	440	294	440	352	528	294
Prior Land	$11,500					
Prior Total	$111,900					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		5/6/2020	12/17/2019	1/7/2020	8/28/2020	3/27/2020
Sale Price		$158,000	$163,500	$155,000	$150,500	$160,000
Time Adj Sale Price		$158,500	$165,700	$156,600	$150,500	$161,100
TADJSP/SQFT		$145.15	$159.33	$150.58	$144.71	$143.84
Total Adj Factors	$65,900	$64,000	$65,200	$64,700	$64,100	$68,800
Adjusted Sale Price		$160,400	$166,400	$157,800	$152,300	$158,200
Comparable Estimate	$159,000 ($147.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-31	92.18-4-28	92.18-5-46	92.18-4-60	92.18-6-13	92.18-7-49.1
Owner	Kelly, Timothy J	Zygmunt, Jessica D	Reinbold, Matthew G	Rogers, Scott M	Schuler, Gregory J	Wass, Jeffrey
Address	233 Diane Dr	235 Poinciana Pkwy	184 Diane Dr	154 Temple Dr	161 Diane Dr	280 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 104	52 x 104	50 x 104	50 x 104	56 x 104	55 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1961 / 0	1962 / 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 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	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1084	1092	1040	1120	1040	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 518	0 0	0 0	0 468	0 250	0 480
SFLA	1084	1092	1040	1120	1040	912
Att/Det Gar Sqft	528	294	440	294	352	600
Prior Land	$11,500					
Prior Total	$112,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$14,000	$15,000
Sale Date		5/6/2020	12/17/2019	3/27/2020	1/7/2020	7/28/2020
Sale Price		$158,000	$163,500	$160,000	$155,000	$190,500
Time Adj Sale Price		$158,500	$165,700	$161,100	$156,600	$190,500
TADJSP/SQFT		$145.15	$159.33	$143.84	$150.58	$208.88
Total Adj Factors	$67,600	$64,000	$65,200	$68,800	$64,700	$68,900
Adjusted Sale Price		$162,100	$168,100	$159,900	$159,500	$189,200
Comparable Estimate	$168,000 ($154.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-6-32	92.19-4-6	92.18-5-38	92.18-11-23	92.18-6-42	92.18-7-7
Owner	Louie, Willie E	Robak, David D	White, Kristie M	Strychalski, Timothy	Dowla, Shamsud	Herod, Steven J
Address	237 Diane Dr	92 Banko Dr	216 Diane Dr	95 Temple Dr	286 Lydia Ln	203 Lydia 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	111	111	111	111	111	111
School Code	143002	145201	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	63 x 104	61 x 108	50 x 104	65 x 104	50 x 130	50 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1964 / 0	1960 / 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 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	1400	1336	1268	1316	1176	1250
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 690	0 0	0 438	0 588	0 400
SFLA	1400	1336	1268	1316	1176	1250
Att/Det Gar Sqft		352	308	484	308	528
Prior Land	$13,000					
Prior Total	$132,800					
Comp Land Estimate	$15,000	$15,000	$13,000	$15,000	$14,000	$14,000
Sale Date		9/18/2020	11/12/2019	8/31/2020	7/2/2019	12/18/2019
Sale Price		$175,000	$178,000	$192,000	$178,000	$180,000
Time Adj Sale Price		$175,000	$181,000	$192,000	$183,400	$182,400
TADJSP/SQFT		$130.99	$142.74	$145.90	$155.95	$145.92
Total Adj Factors	$76,800	$80,800	$73,700	$80,800	$71,100	$75,900
Adjusted Sale Price		$171,000	$184,100	$188,000	$189,100	$183,300
Comparable Estimate	$183,000 ($130.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143003	143089	143003	143089
Print Key	92.17-8-12.11	92.14-2-6.211	103.07-5-17	91.20-7-6	92.18-13-29	91.20-11-75
Owner	Damian, Lawrence P	Jonas, India S	Garbacz, Gabrielle A	Janiszewski, Melissa L	Davila, Mark A	MacNeil, Alicia
Address	697 Dick Rd	90 Crandon Blvd	2486 George Urban Blv	211 Evergreen Pl	321 Meadowlawn Rd	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	202	109	202	109
School Code	143002	143002	145201	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	90 x 103	82 x 133	36 x 96	120 x 121	65 x 120	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1900 / 0	1939 / 0	1923 / 0	1930 / 0	1920 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	1.3	1.0	1.3	2.0	1.5
Bedrooms	1	3	2	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	814	1166	630	968	1034	880
2nd Sty Area	0	0	0	0	510	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	814	1403	630	1085	1544	1144
Att/Det Gar Sqft		528	352	340		480
Prior Land	$16,000					
Prior Total	$45,300					
Comp Land Estimate	$17,000	$18,000	$9,000	$24,000	$0	$11,000
Sale Date		6/24/2019	10/10/2019	5/21/2018	10/30/2020	4/30/2019
Sale Price		$165,000	$74,900	$94,500	$107,480	$110,000
Time Adj Sale Price		$170,500	$76,400	$103,900	$107,500	$114,400
TADJSP/SQFT		$121.53	$121.27	$95.76	$69.62	$100.00
Total Adj Factors	$19,800	$82,800	$22,200	$54,800	$0	$46,000
Adjusted Sale Price		$107,500	$74,000	$68,900	$0	$88,200
Comparable Estimate	$85,000 ($104.42/SFLA)					

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

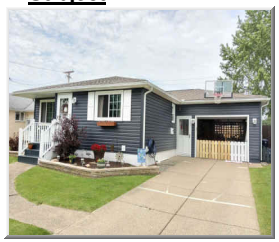
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143003	143003	143003	143089	143089
Print Key	92.17-4-35	103.06-6-5	103.06-6-11	103.06-2-34	103.09-13-20	91.12-4-4
Owner	GSA Real Estate Holdin	Berger, Brandon M	Gaglione, Michael S	Bailey, Rhiannon M	Isch, Joseph S	Jones, Kimberly
Address	756 Dick Rd	84 Karen Ln	60 Karen Ln	8 Mary Lou Dr	176 Zoerb Ave	103 Unionvale Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	203	203	203	110	103
School Code	143002	143002	143002	143002	143001	143002
Site No.	2	1	1	1	1	1
Land Size	118 x 95	53 x 105	52 x 105	53 x 105	120 x 117	60 x 160
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1987 / 0	1968 / 0	1967 / 0	1970 / 0	1961 / 0	1940 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	5	4	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	624	816	1134	780	790
2nd Sty Area	1044	676	659	594	840	810
Fin Bsmt/Fin Rec Rm	0 0	0 312	0 437	0 240	0 390	0 0
SFLA	1044	1300	1475	1728	1620	1600
Att/Det Gar Sqft	588	440	308	286	330	484
Prior Land	$57,300					
Prior Total	$180,000					
Comp Land Estimate	$18,000	$0	$0	$0	$23,000	$15,000
Sale Date		12/12/2019	10/15/2020	11/4/2019	1/9/2019	9/10/2020
Sale Price		$157,000	$211,000	$164,900	$179,000	$190,000
Time Adj Sale Price		$159,100	$211,000	$167,700	$188,000	$190,000
TADJSP/SQFT		$122.38	$143.05	$97.05	$116.05	$118.75
Total Adj Factors	$55,200	$0	$0	$0	$86,700	$72,900
Adjusted Sale Price		$0	$0	$0	$156,500	$172,300
Comparable Estimate	$164,000 ($157.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-24	92.18-4-28	92.14-6-27	92.18-4-60	92.18-3-31	92.14-8-23
Owner	Penkalski, Douglas	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Bryan, Janine N	Pettit, Sean
Address	9 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	204 Poinciana Pkwy	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 104	50 x 105	50 x 104	71 x 105	60 x 134
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	1966 / 0	1966 / 0	1963 / 0	1962 / 0	1967 / 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 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	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	1092	1092	1040	1120	1120	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 300	0 400
SFLA	1092	1092	1040	1120	1120	1040
Att/Det Gar Sqft	420	294	528	294	308	420
Prior Land	$12,100					
Prior Total	$93,600					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$15,000	$16,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	5/29/2019	10/16/2019
Sale Price		$158,000	$150,500	$160,000	$140,000	$162,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$145,200	$165,800
TADJSP/SQFT		$145.15	$144.71	$143.84	$129.64	$159.42
Total Adj Factors	$64,500	$64,000	$64,100	$68,800	$71,300	$66,100
Adjusted Sale Price		$159,000	$150,900	$156,800	$138,400	$164,200
Comparable Estimate	$154,000 ($141.03/SFLA)					

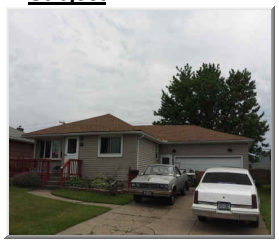
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-25	92.14-7-18	92.14-7-34	92.14-6-27	92.14-6-7	92.18-4-28
Owner	Domagala Anthony J	Beutler, Michael R	Cielinski, Timothy A	Zimmerman, Renee K	Garcia, Aracelys	Zygmunt, Jessica D
Address	13 Harbour Dr	58 Satinwood Dr	57 Royal Palm Dr	69 Biscayne Dr	46 Royal Palm Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	55 x 105	50 x 105	50 x 105	50 x 105	52 x 104
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	1966 / 0	1966 / 0	1964 / 0	1963 / 0	1963 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	960	971	971	1040	936	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 0	0 0	0 300	0 0
SFLA	960	971	971	1040	936	1092
Att/Det Gar Sqft	308	528	352	528	352	294
Prior Land	$11,500					
Prior Total	$95,600					
Comp Land Estimate	$13,000	$14,000	$13,000	$13,000	$13,000	$13,000
Sale Date		12/18/2019	10/13/2020	8/28/2020	12/23/2019	5/6/2020
Sale Price		$132,000	$175,000	$150,500	$145,000	$158,000
Time Adj Sale Price		$133,800	$175,000	$150,500	$146,900	$158,500
TADJSP/SQFT		$137.80	$180.23	$144.71	$156.94	$145.15
Total Adj Factors	$59,900	$62,400	$58,500	$64,100	$57,500	$64,000
Adjusted Sale Price		$131,300	$176,400	$146,300	$149,300	$154,400
Comparable Estimate	$152,000 ($158.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-17	92.14-4-3	92.14-3-15	92.18-4-28	92.18-4-60	92.18-5-38
Owner	Biloholowskyj, Halyna	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M	White, Kristie M
Address	14 Harbour Dr	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 105	89 x 122	52 x 129	52 x 104	50 x 104	50 x 104
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	1965 / 0	1964 / 0	1967 / 0	1966 / 0	1962 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	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	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	1220	1176	1092	1120	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 468	0 0
SFLA	1220	1220	1176	1092	1120	1268
Att/Det Gar Sqft	440	280	308	294	294	308
Prior Land	$12,700					
Prior Total	$121,800					
Comp Land Estimate	$14,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	3/27/2020	11/12/2019
Sale Price		$150,000	$151,500	$158,000	$160,000	$178,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$161,100	$181,000
TADJSP/SQFT		$123.61	$130.10	$145.15	$143.84	$142.74
Total Adj Factors	$74,700	$74,000	$72,700	$64,000	$68,800	$73,700
Adjusted Sale Price		$151,500	$155,000	$169,200	$167,000	$182,000
Comparable Estimate	$165,000 ($135.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-26	92.18-4-28	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-60
Owner	Knox, Bryan R	Zygmunt, Jessica D	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Rogers, Scott M
Address	17 Harbour Dr	235 Poinciana Pkwy	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	89 x 122	52 x 129	50 x 105	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1964 / 0	1967 / 0	1963 / 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 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	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	1161	1092	1220	1176	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 588	0 0	0 468
SFLA	1161	1092	1220	1176	1040	1120
Att/Det Gar Sqft	416	294	280	308	528	294
Prior Land	$11,500					
Prior Total	$108,900					
Comp Land Estimate	$13,000	$13,000	$18,000	$15,000	$13,000	$13,000
Sale Date		5/6/2020	4/24/2020	1/24/2020	8/28/2020	3/27/2020
Sale Price		$158,000	$150,000	$151,500	$150,500	$160,000
Time Adj Sale Price		$158,500	$150,800	$153,000	$150,500	$161,100
TADJSP/SQFT		$145.15	$123.61	$130.10	$144.71	$143.84
Total Adj Factors	$68,400	$64,000	$74,000	$72,700	$64,100	$68,800
Adjusted Sale Price		$162,900	$145,200	$148,700	$154,800	$160,700
Comparable Estimate	$154,000 ($132.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-16	92.18-4-28	92.14-6-27	92.18-4-60	92.14-3-15	92.14-4-3
Owner	Mason , Michael A	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Gorny, Matthew J	Carlson, Craig
Address	18 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	57 Moorman Dr	70 Harbour Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 105	50 x 104	52 x 129	89 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1963 / 0	1962 / 0	1967 / 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 105
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	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 / 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	1091	1092	1040	1120	1176	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 728	0 0	0 0	0 468	0 588	0 0
SFLA	1091	1092	1040	1120	1176	1220
Att/Det Gar Sqft	390	294	528	294	308	280
Prior Land	$11,500					
Prior Total	$107,100					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$15,000	$18,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	1/24/2020	4/24/2020
Sale Price		$158,000	$150,500	$160,000	$151,500	$150,000
Time Adj Sale Price		$158,500	$150,500	$161,100	$153,000	$150,800
TADJSP/SQFT		$145.15	$144.71	$143.84	$130.10	$123.61
Total Adj Factors	$65,000	$64,000	$64,100	$68,800	$72,700	$74,000
Adjusted Sale Price		$159,500	$151,400	$157,300	$145,300	$141,800
Comparable Estimate	$151,000 ($138.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-15	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.14-3-15
Owner	Thompson, Raymond	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Gorny, Matthew J
Address	20 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 105	52 x 104	50 x 105	50 x 104	89 x 122	52 x 129
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	1965 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1091	1092	1040	1120	1220	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 588
SFLA	1091	1092	1040	1120	1220	1176
Att/Det Gar Sqft	486	294	528	294	280	308
Prior Land	$11,900					
Prior Total	$109,200					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	1/24/2020
Sale Price		$158,000	$150,500	$160,000	$150,000	$151,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$153,000
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$130.10
Total Adj Factors	$66,400	$64,000	$64,100	$68,800	$74,000	$72,700
Adjusted Sale Price		$160,900	$152,800	$158,700	$143,200	$146,700
Comparable Estimate	$152,000 ($139.32/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-27	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.18-3-31
Owner	Repeta, Lawrence	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Bryan, Janine N
Address	21 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	204 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 104	50 x 105	50 x 104	89 x 122	71 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	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1092	1040	1120	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 300
SFLA	1100	1092	1040	1120	1220	1120
Att/Det Gar Sqft	546	294	528	294	280	308
Prior Land	$12,100					
Prior Total	$107,300					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	5/29/2019
Sale Price		$158,000	$150,500	$160,000	$150,000	$140,000
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$145,200
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$129.64
Total Adj Factors	$67,700	$64,000	$64,100	$68,800	$74,000	$71,300
Adjusted Sale Price		$162,200	$154,100	$160,000	$144,500	$141,600
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	92.14-4-14	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.14-3-15
Owner	Westendorf Family Trus	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Gorny, Matthew J
Address	22 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 105	52 x 104	50 x 105	50 x 104	89 x 122	52 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	1088	1092	1040	1120	1220	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 588
SFLA	1088	1092	1040	1120	1220	1176
Att/Det Gar Sqft	320	294	528	294	280	308
Prior Land	$11,800					
Prior Total	$106,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	1/24/2020
Sale Price		$158,000	$150,500	$160,000	$150,000	$151,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$153,000
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$130.10
Total Adj Factors	$62,800	$64,000	$64,100	$68,800	$74,000	$72,700
Adjusted Sale Price		$157,300	$149,200	$155,100	$139,600	$143,100
Comparable Estimate	$149,000 ($136.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-28	92.18-4-28	92.14-6-27	92.18-4-60	92.14-4-3	92.14-3-15
Owner	Napierala, Walter J	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M	Carlson, Craig	Gorny, Matthew J
Address	25 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr	70 Harbour Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	52 x 104	50 x 105	50 x 104	89 x 122	52 x 129
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1963 / 0	1962 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	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	1114	1092	1040	1120	1220	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 588
SFLA	1114	1092	1040	1120	1220	1176
Att/Det Gar Sqft	294	294	528	294	280	308
Prior Land	$11,500					
Prior Total	$106,800					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$18,000	$15,000
Sale Date		5/6/2020	8/28/2020	3/27/2020	4/24/2020	1/24/2020
Sale Price		$158,000	$150,500	$160,000	$150,000	$151,500
Time Adj Sale Price		$158,500	$150,500	$161,100	$150,800	$153,000
TADJSP/SQFT		$145.15	$144.71	$143.84	$123.61	$130.10
Total Adj Factors	$66,500	$64,000	$64,100	$68,800	$74,000	$72,700
Adjusted Sale Price		$161,000	$152,900	$158,800	$143,300	$146,800
Comparable Estimate	$153,000 ($137.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-13	92.14-6-27	92.18-4-28	92.14-8-23	92.14-8-16	92.14-7-34
Owner	Seubert Frederick R	Zimmerman, Renee K	Zygmunt, Jessica D	Pettit, Sean	Rademacher, Michael A	Cielinski, Timothy A
Address	26 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	41 Satinwood Dr	69 Satinwood Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	60 x 134	50 x 105	50 x 105
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 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 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	1041	1040	1092	1040	1040	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 624	0 0
SFLA	1041	1040	1092	1040	1040	971
Att/Det Gar Sqft	484	528	294	420	294	352
Prior Land	$12,100					
Prior Total	$103,200					
Comp Land Estimate	$14,000	$13,000	$13,000	$16,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/16/2019	10/24/2019	10/13/2020
Sale Price		$150,500	$158,000	$162,500	$167,500	$175,000
Time Adj Sale Price		$150,500	$158,500	$165,800	$170,900	$175,000
TADJSP/SQFT		$144.71	$145.15	$159.42	$164.33	$180.23
Total Adj Factors	$62,100	$64,100	$64,000	$66,100	$63,600	$58,500
Adjusted Sale Price		$148,500	$156,600	$161,800	$169,400	$178,600
Comparable Estimate	$163,000 ($156.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-29	92.14-6-27	92.18-4-28	92.18-4-60	92.14-4-3	92.14-8-23
Owner	Toombs, Marie	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M	Carlson, Craig	Pettit, Sean
Address	29 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr	70 Harbour Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	50 x 104	89 x 122	60 x 134
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	1965 / 0	1963 / 0	1966 / 0	1962 / 0	1964 / 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 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	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	1080	1040	1092	1120	1220	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 0	0 0	0 468	0 0	0 400
SFLA	1080	1040	1092	1120	1220	1040
Att/Det Gar Sqft	440	528	294	294	280	420
Prior Land	$12,100					
Prior Total	$104,700					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$18,000	$16,000
Sale Date		8/28/2020	5/6/2020	3/27/2020	4/24/2020	10/16/2019
Sale Price		$150,500	$158,000	$160,000	$150,000	$162,500
Time Adj Sale Price		$150,500	$158,500	$161,100	$150,800	$165,800
TADJSP/SQFT		$144.71	$145.15	$143.84	$123.61	$159.42
Total Adj Factors	$66,600	$64,100	$64,000	$68,800	$74,000	$66,100
Adjusted Sale Price		$153,000	$161,100	$158,900	$143,400	$166,300
Comparable Estimate	$157,000 ($145.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-12	92.14-4-3	92.14-3-15	92.18-4-28	92.14-6-27	92.18-4-60
Owner	Dirado Jeffrey M	Carlson, Craig	Gorny, Matthew J	Zygmunt, Jessica D	Zimmerman, Renee K	Rogers, Scott M
Address	30 Harbour Dr	70 Harbour Dr	57 Moorman Dr	235 Poinciana Pkwy	69 Biscayne Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	52 x 129	52 x 104	50 x 105	50 x 104
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 0	1966 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 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	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 / 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	1168	1220	1176	1092	1040	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 588	0 0	0 0	0 468
SFLA	1168	1220	1176	1092	1040	1120
Att/Det Gar Sqft	396	280	308	294	528	294
Prior Land	$11,500					
Prior Total	$112,600					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	5/6/2020	8/28/2020	3/27/2020
Sale Price		$150,000	$151,500	$158,000	$150,500	$160,000
Time Adj Sale Price		$150,800	$153,000	$158,500	$150,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$145.15	$144.71	$143.84
Total Adj Factors	$68,200	$74,000	$72,700	$64,000	$64,100	$68,800
Adjusted Sale Price		$145,000	$148,500	$162,700	$154,600	$160,500
Comparable Estimate	$154,000 ($131.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-30	92.14-6-27	92.18-4-28	92.14-7-34	92.14-8-16	92.14-8-23
Owner	Piwowarski , Michael J	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Rademacher, Michael A	Pettit, Sean
Address	33 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	69 Satinwood Dr	41 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	50 x 105	50 x 105	60 x 134
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 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 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	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	1074	1040	1092	971	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 624	0 400
SFLA	1074	1040	1092	971	1040	1040
Att/Det Gar Sqft	374	528	294	352	294	420
Prior Land	$11,500					
Prior Total	$104,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$13,000	$13,000	$16,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	10/24/2019	10/16/2019
Sale Price		$150,500	$158,000	$175,000	$167,500	$162,500
Time Adj Sale Price		$150,500	$158,500	$175,000	$170,900	$165,800
TADJSP/SQFT		$144.71	$145.15	$180.23	$164.33	$159.42
Total Adj Factors	$63,300	$64,100	$64,000	$58,500	$63,600	$66,100
Adjusted Sale Price		$149,700	$157,800	$179,800	$170,600	$163,000
Comparable Estimate	$164,000 ($152.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-11	92.14-6-27	92.18-4-28	92.14-7-34	92.14-4-3	92.18-4-60
Owner	Kasmier, Diane C	Zimmerman, Renee K	Zygmunt, Jessica D	Cielinski, Timothy A	Carlson, Craig	Rogers, Scott M
Address	34 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Royal Palm Dr	70 Harbour Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	50 x 105	89 x 122	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1964 / 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 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 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	1065	1040	1092	971	1220	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 546	0 0	0 0	0 0	0 0	0 468
SFLA	1065	1040	1092	971	1220	1120
Att/Det Gar Sqft	440	528	294	352	280	294
Prior Land	$12,100					
Prior Total	$105,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$13,000	$18,000	$13,000
Sale Date		8/28/2020	5/6/2020	10/13/2020	4/24/2020	3/27/2020
Sale Price		$150,500	$158,000	$175,000	$150,000	$160,000
Time Adj Sale Price		$150,500	$158,500	$175,000	$150,800	$161,100
TADJSP/SQFT		$144.71	$145.15	$180.23	$123.61	$143.84
Total Adj Factors	$65,100	$64,100	$64,000	$58,500	$74,000	$68,800
Adjusted Sale Price		$151,500	$159,600	$181,600	$141,900	$157,400
Comparable Estimate	$158,000 ($148.36/SFLA)					

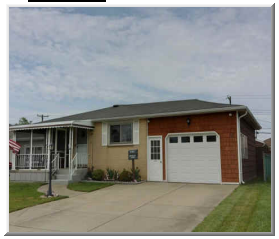
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-31	92.18-4-28	92.14-6-27	92.14-4-3	92.18-4-60	92.14-3-15
Owner	Morlock, Nancy J	Zygmunt, Jessica D	Zimmerman, Renee K	Carlson, Craig	Rogers, Scott M	Gorny, Matthew J
Address	37 Harbour Dr	235 Poinciana Pkwy	69 Biscayne Dr	70 Harbour Dr	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 104	50 x 105	89 x 122	50 x 104	52 x 129
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	1966 / 0	1966 / 0	1963 / 0	1964 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1118	1092	1040	1220	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 588
SFLA	1118	1092	1040	1220	1120	1176
Att/Det Gar Sqft	294	294	528	280	294	308
Prior Land	$12,100					
Prior Total	$108,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$18,000	$13,000	$15,000
Sale Date		5/6/2020	8/28/2020	4/24/2020	3/27/2020	1/24/2020
Sale Price		$158,000	$150,500	$150,000	$160,000	$151,500
Time Adj Sale Price		$158,500	$150,500	$150,800	$161,100	$153,000
TADJSP/SQFT		$145.15	$144.71	$123.61	$143.84	$130.10
Total Adj Factors	$65,500	$64,000	$64,100	$74,000	$68,800	$72,700
Adjusted Sale Price		$160,000	$151,900	$142,300	$157,800	$145,800
Comparable Estimate	$152,000 ($135.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-10	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-28	92.18-4-60
Owner	Davison, Craig Palmer	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M
Address	38 Harbour Dr	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	52 x 129	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 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	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1168	1220	1176	1040	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 588	0 0	0 0	0 468
SFLA	1168	1220	1176	1040	1092	1120
Att/Det Gar Sqft	440	280	308	528	294	294
Prior Land	$11,500					
Prior Total	$112,500					
Comp Land Estimate	$13,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$151,500	$150,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$158,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$144.71	$145.15	$143.84
Total Adj Factors	$69,000	$74,000	$72,700	$64,100	$64,000	$68,800
Adjusted Sale Price		$145,800	$149,300	$155,400	$163,500	$161,300
Comparable Estimate	$155,000 ($132.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-32	92.14-7-34	92.14-6-27	92.14-7-18	92.14-6-7	92.18-4-28
Owner	Borowski, Richard C	Cielinski, Timothy A	Zimmerman, Renee K	Beutler, Michael R	Garcia, Aracelys	Zygmunt, Jessica D
Address	41 Harbour Dr	57 Royal Palm Dr	69 Biscayne Dr	58 Satinwood Dr	46 Royal Palm Dr	235 Poinciana Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	50 x 105	55 x 105	50 x 105	52 x 104
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	1966 / 0	1964 / 0	1963 / 0	1966 / 0	1963 / 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 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 / 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	954	971	1040	971	936	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 300	0 0
SFLA	954	971	1040	971	936	1092
Att/Det Gar Sqft	352	352	528	528	352	294
Prior Land	$11,500					
Prior Total	$94,700					
Comp Land Estimate	$13,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		10/13/2020	8/28/2020	12/18/2019	12/23/2019	5/6/2020
Sale Price		$175,000	$150,500	$132,000	$145,000	$158,000
Time Adj Sale Price		$175,000	$150,500	$133,800	$146,900	$158,500
TADJSP/SQFT		$180.23	$144.71	$137.80	$156.94	$145.15
Total Adj Factors	$58,600	$58,500	$64,100	$62,400	$57,500	$64,000
Adjusted Sale Price		$175,100	$145,000	$130,000	$148,000	$153,100
Comparable Estimate	$150,000 ($157.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-9	92.14-4-3	92.14-3-15	92.14-6-27	92.18-4-28	92.18-4-60
Owner	Lawler , John F	Carlson, Craig	Gorny, Matthew J	Zimmerman, Renee K	Zygmunt, Jessica D	Rogers, Scott M
Address	42 Harbour Dr	70 Harbour Dr	57 Moorman Dr	69 Biscayne Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	89 x 122	52 x 129	50 x 105	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 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	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1217	1220	1176	1040	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 588	0 0	0 0	0 468
SFLA	1217	1220	1176	1040	1092	1120
Att/Det Gar Sqft	338	280	308	528	294	294
Prior Land	$12,100					
Prior Total	$117,400					
Comp Land Estimate	$14,000	$18,000	$15,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	1/24/2020	8/28/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$151,500	$150,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$153,000	$150,500	$158,500	$161,100
TADJSP/SQFT		$123.61	$130.10	$144.71	$145.15	$143.84
Total Adj Factors	$71,400	$74,000	$72,700	$64,100	$64,000	$68,800
Adjusted Sale Price		$148,200	$151,700	$157,800	$165,900	$163,700
Comparable Estimate	$157,000 ($129.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-33	92.14-6-27	92.18-4-28	92.14-4-3	92.18-4-60	92.14-3-15
Owner	Dommer, David P	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Rogers, Scott M	Gorny, Matthew J
Address	45 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	89 x 122	50 x 104	52 x 129
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1118	1040	1092	1220	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 468	0 588
SFLA	1118	1040	1092	1220	1120	1176
Att/Det Gar Sqft	330	528	294	280	294	308
Prior Land	$12,100					
Prior Total	$109,300					
Comp Land Estimate	$14,000	$13,000	$13,000	$18,000	$13,000	$15,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	3/27/2020	1/24/2020
Sale Price		$150,500	$158,000	$150,000	$160,000	$151,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$161,100	$153,000
TADJSP/SQFT		$144.71	$145.15	$123.61	$143.84	$130.10
Total Adj Factors	$67,100	$64,100	$64,000	$74,000	$68,800	$72,700
Adjusted Sale Price		$153,500	$161,600	$143,900	$159,400	$147,400
Comparable Estimate	$153,000 ($136.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-8	92.14-6-27	92.18-4-28	92.14-4-3	92.18-4-60	92.14-7-34
Owner	Dillon, James E	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Rogers, Scott M	Cielinski, Timothy A
Address	46 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	154 Temple Dr	57 Royal Palm Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 104	50 x 105
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	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1962 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	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	1091	1040	1092	1220	1120	971
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 192	0 0	0 0	0 0	0 468	0 0
SFLA	1091	1040	1092	1220	1120	971
Att/Det Gar Sqft	418 440	528	294	280	294	352
Prior Land	$11,500					
Prior Total	$109,300					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	3/27/2020	10/13/2020
Sale Price		$150,500	$158,000	$150,000	$160,000	$175,000
Time Adj Sale Price		$150,500	$158,500	$150,800	$161,100	$175,000
TADJSP/SQFT		$144.71	$145.15	$123.61	$143.84	$180.23
Total Adj Factors	$68,700	$64,100	$64,000	$74,000	$68,800	$58,500
Adjusted Sale Price		$155,100	$163,200	$145,500	$161,000	$185,200
Comparable Estimate	$162,000 ($148.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-7	92.14-6-27	92.18-4-28	92.14-4-3	92.14-7-34	92.14-8-16
Owner	Reger, Deborah M	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Cielinski, Timothy A	Rademacher, Michael A
Address	50 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	57 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	52 x 104	89 x 122	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1065	1040	1092	1220	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1065	1040	1092	1220	971	1040
Att/Det Gar Sqft		528	294	280	352	294
Prior Land	$12,100					
Prior Total	$100,100					
Comp Land Estimate	$14,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	10/13/2020	10/24/2019
Sale Price		$150,500	$158,000	$150,000	$175,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$175,000	$170,900
TADJSP/SQFT		$144.71	$145.15	$123.61	$180.23	$164.33
Total Adj Factors	$60,500	$64,100	$64,000	$74,000	$58,500	$63,600
Adjusted Sale Price		$146,900	$155,000	$137,300	$177,000	$167,800
Comparable Estimate	$157,000 ($147.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-34	92.14-6-27	92.14-4-3	92.18-4-28	92.18-4-60	92.14-3-15
Owner	Mueller Lynne M	Zimmerman, Renee K	Carlson, Craig	Zygmunt, Jessica D	Rogers, Scott M	Gorny, Matthew J
Address	53 Harbour Dr	69 Biscayne Dr	70 Harbour Dr	235 Poinciana Pkwy	154 Temple Dr	57 Moorman Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	89 x 122	52 x 104	50 x 104	52 x 129
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	1965 / 0	1963 / 0	1964 / 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	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1131	1040	1220	1092	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 588
SFLA	1131	1040	1220	1092	1120	1176
Att/Det Gar Sqft	360	528	280	294	294	308
Prior Land	$11,500					
Prior Total	$109,700					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$15,000
Sale Date		8/28/2020	4/24/2020	5/6/2020	3/27/2020	1/24/2020
Sale Price		$150,500	$150,000	$158,000	$160,000	$151,500
Time Adj Sale Price		$150,500	$150,800	$158,500	$161,100	$153,000
TADJSP/SQFT		$144.71	$123.61	$145.15	$143.84	$130.10
Total Adj Factors	$67,300	$64,100	$74,000	$64,000	$68,800	$72,700
Adjusted Sale Price		$153,700	$144,100	$161,800	$159,600	$147,600
Comparable Estimate	$153,000 ($135.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-6	92.14-6-27	92.18-4-28	92.14-4-3	92.14-7-34	92.14-8-16
Owner	Singh, Manohar	Zimmerman, Renee K	Zygmunt, Jessica D	Carlson, Craig	Cielinski, Timothy A	Rademacher, Michael A
Address	54 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	70 Harbour Dr	57 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	52 x 104	89 x 122	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1964 / 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 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1065	1040	1092	1220	971	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 624
SFLA	1065	1040	1092	1220	971	1040
Att/Det Gar Sqft	280	528	294	280	352	294
Prior Land	$11,500					
Prior Total	$103,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$18,000	$13,000	$13,000
Sale Date		8/28/2020	5/6/2020	4/24/2020	10/13/2020	10/24/2019
Sale Price		$150,500	$158,000	$150,000	$175,000	$167,500
Time Adj Sale Price		$150,500	$158,500	$150,800	$175,000	$170,900
TADJSP/SQFT		$144.71	$145.15	$123.61	$180.23	$164.33
Total Adj Factors	$63,300	$64,100	$64,000	$74,000	$58,500	$63,600
Adjusted Sale Price		$149,700	$157,800	$140,100	$179,800	$170,600
Comparable Estimate	$160,000 ($150.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-35	92.14-4-3	92.14-6-27	92.18-4-28	92.14-3-15	92.18-4-60
Owner	Bryk, Kenneth M	Carlson, Craig	Zimmerman, Renee K	Zygmunt, Jessica D	Gorny, Matthew J	Rogers, Scott M
Address	57 Harbour Dr	70 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Moorman Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 102	89 x 122	50 x 105	52 x 104	52 x 129	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1963 / 0	1966 / 0	1967 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 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	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 / 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	1143	1220	1040	1092	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 483	0 0	0 0	0 0	0 588	0 468
SFLA	1143	1220	1040	1092	1176	1120
Att/Det Gar Sqft	560	280	528	294	308	294
Prior Land	$11,900					
Prior Total	$114,200					
Comp Land Estimate	$13,000	$18,000	$13,000	$13,000	$15,000	$13,000
Sale Date		4/24/2020	8/28/2020	5/6/2020	1/24/2020	3/27/2020
Sale Price		$150,000	$150,500	$158,000	$151,500	$160,000
Time Adj Sale Price		$150,800	$150,500	$158,500	$153,000	$161,100
TADJSP/SQFT		$123.61	$144.71	$145.15	$130.10	$143.84
Total Adj Factors	$71,500	$74,000	$64,100	$64,000	$72,700	$68,800
Adjusted Sale Price		$148,300	$157,900	$166,000	$151,800	$163,800
Comparable Estimate	$158,000 ($138.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-5	92.14-4-3	92.14-6-27	92.14-3-15	92.18-4-28	92.18-4-60
Owner	Lauria, Camille M	Carlson, Craig	Zimmerman, Renee K	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M
Address	58 Harbour Dr	70 Harbour Dr	69 Biscayne Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	53 x 105	89 x 122	50 x 105	52 x 129	52 x 104	50 x 104
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1963 / 0	1967 / 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 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 Yes
Fireplace/Ingrd Pool	1 / 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 / 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	1158	1220	1040	1176	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 756	0 0	0 0	0 588	0 0	0 468
SFLA	1158	1220	1040	1176	1092	1120
Att/Det Gar Sqft	416	280	528	308	294	294
Prior Land	$11,900					
Prior Total	$116,500					
Comp Land Estimate	$13,000	$18,000	$13,000	$15,000	$13,000	$13,000
Sale Date		4/24/2020	8/28/2020	1/24/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$150,500	$151,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$150,500	$153,000	$158,500	$161,100
TADJSP/SQFT		$123.61	$144.71	$130.10	$145.15	$143.84
Total Adj Factors	$73,400	$74,000	$64,100	$72,700	$64,000	$68,800
Adjusted Sale Price		$150,200	$159,800	$153,700	$167,900	$165,700
Comparable Estimate	$159,000 ($137.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-36	92.14-4-3	92.14-6-27	92.18-4-28	92.14-3-15	92.18-4-60
Owner	Overman, Kenneth J	Carlson, Craig	Zimmerman, Renee K	Zygmunt, Jessica D	Gorny, Matthew J	Rogers, Scott M
Address	61 Harbour Dr	70 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Moorman Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	50 x 105	52 x 104	52 x 129	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1963 / 0	1966 / 0	1967 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 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	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 / 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	1141	1220	1040	1092	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 588	0 468
SFLA	1141	1220	1040	1092	1176	1120
Att/Det Gar Sqft	384	280	528	294	308	294
Prior Land	$11,500					
Prior Total	$110,800					
Comp Land Estimate	$13,000	$18,000	$13,000	$13,000	$15,000	$13,000
Sale Date		4/24/2020	8/28/2020	5/6/2020	1/24/2020	3/27/2020
Sale Price		$150,000	$150,500	$158,000	$151,500	$160,000
Time Adj Sale Price		$150,800	$150,500	$158,500	$153,000	$161,100
TADJSP/SQFT		$123.61	$144.71	$145.15	$130.10	$143.84
Total Adj Factors	$67,900	$74,000	$64,100	$64,000	$72,700	$68,800
Adjusted Sale Price		$144,700	$154,300	$162,400	$148,200	$160,200
Comparable Estimate	$154,000 ($134.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-37	92.14-7-34	92.14-6-27	92.14-7-18	92.14-6-7	92.14-8-16
Owner	Celano, Ronald A	Cielinski, Timothy A	Zimmerman, Renee K	Beutler, Michael R	Garcia, Aracelys	Rademacher, Michael A
Address	63 Harbour Dr	57 Royal Palm Dr	69 Biscayne Dr	58 Satinwood Dr	46 Royal Palm Dr	69 Satinwood Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 105	50 x 105	50 x 105	55 x 105	50 x 105	50 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	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1964 / 0	1963 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 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	972	971	1040	971	936	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 0	0 0	0 0	0 300	0 624
SFLA	972	971	1040	971	936	1040
Att/Det Gar Sqft	336	352	528	528	352	294
Prior Land	$12,100					
Prior Total	$99,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$14,000	$13,000	$13,000
Sale Date		10/13/2020	8/28/2020	12/18/2019	12/23/2019	10/24/2019
Sale Price		$175,000	$150,500	$132,000	$145,000	$167,500
Time Adj Sale Price		$175,000	$150,500	$133,800	$146,900	$170,900
TADJSP/SQFT		$180.23	$144.71	$137.80	$156.94	$164.33
Total Adj Factors	$61,400	$58,500	$64,100	$62,400	$57,500	$63,600
Adjusted Sale Price		$177,900	$147,800	$132,800	$150,800	$168,700
Comparable Estimate	$156,000 ($160.49/SFLA)					

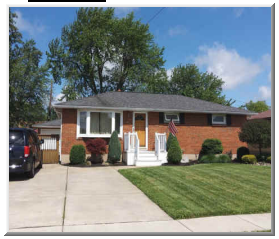
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-5-38	92.14-4-3	92.14-6-27	92.18-4-28	92.14-3-15	92.18-4-60
Owner	Podkladek, John S	Carlson, Craig	Zimmerman, Renee K	Zygmunt, Jessica D	Gorny, Matthew J	Rogers, Scott M
Address	65 Harbour Dr	70 Harbour Dr	69 Biscayne Dr	235 Poinciana Pkwy	57 Moorman Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	89 x 122	50 x 105	52 x 104	52 x 129	50 x 104
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	1965 / 0	1964 / 0	1963 / 0	1966 / 0	1967 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 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	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 / 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	1148	1220	1040	1092	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 588	0 468
SFLA	1148	1220	1040	1092	1176	1120
Att/Det Gar Sqft	420	280	528	294	308	294
Prior Land	$11,500					
Prior Total	$112,700					
Comp Land Estimate	$13,000	$18,000	$13,000	$13,000	$15,000	$13,000
Sale Date		4/24/2020	8/28/2020	5/6/2020	1/24/2020	3/27/2020
Sale Price		$150,000	$150,500	$158,000	$151,500	$160,000
Time Adj Sale Price		$150,800	$150,500	$158,500	$153,000	$161,100
TADJSP/SQFT		$123.61	$144.71	$145.15	$130.10	$143.84
Total Adj Factors	$68,500	$74,000	$64,100	$64,000	$72,700	$68,800
Adjusted Sale Price		$145,300	$154,900	$163,000	$148,800	$160,800
Comparable Estimate	$155,000 ($135.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-4	92.14-4-3	92.18-11-23	92.14-3-15	92.14-6-27	92.18-5-38
Owner	Sliwinski Carol Ann	Carlson, Craig	Strychalski, Timothy	Gorny, Matthew J	Zimmerman, Renee K	White, Kristie M
Address	66 Harbour Dr	70 Harbour Dr	95 Temple Dr	57 Moorman Dr	69 Biscayne Dr	216 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	52 x 107	89 x 122	65 x 104	52 x 129	50 x 105	50 x 104
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	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1960 / 0	1967 / 0	1963 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	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	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 / 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	1306	1220	1316	1176	1040	1268
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 438	0 588	0 0	0 0
SFLA	1306	1220	1316	1176	1040	1268
Att/Det Gar Sqft	418	280	484	308	528	308
Prior Land	$11,900					
Prior Total	$127,400					
Comp Land Estimate	$13,000	$18,000	$15,000	$15,000	$13,000	$13,000
Sale Date		4/24/2020	8/31/2020	1/24/2020	8/28/2020	11/12/2019
Sale Price		$150,000	$192,000	$151,500	$150,500	$178,000
Time Adj Sale Price		$150,800	$192,000	$153,000	$150,500	$181,000
TADJSP/SQFT		$123.61	$145.90	$130.10	$144.71	$142.74
Total Adj Factors	$78,600	$74,000	$80,800	$72,700	$64,100	$73,700
Adjusted Sale Price		$155,400	$189,800	$158,900	$165,000	$185,900
Comparable Estimate	$171,000 ($130.93/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	92.14-5-39	92.14-6-27	92.14-4-3	92.18-4-28	92.14-7-34	92.18-4-60
Owner	Humphrey, Grace M	Zimmerman, Renee K	Carlson, Craig	Zygmunt, Jessica D	Cielinski, Timothy A	Rogers, Scott M
Address	69 Harbour Dr	69 Biscayne Dr	70 Harbour Dr	235 Poinciana Pkwy	57 Royal Palm Dr	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 105	89 x 122	52 x 104	50 x 105	50 x 104
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	1966 / 0	1963 / 0	1964 / 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 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	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	1114	1040	1220	1092	971	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 468
SFLA	1114	1040	1220	1092	971	1120
Att/Det Gar Sqft		528	280	294	352	294
Prior Land	$11,500					
Prior Total	$102,700					
Comp Land Estimate	$13,000	$13,000	$18,000	$13,000	$13,000	$13,000
Sale Date		8/28/2020	4/24/2020	5/6/2020	10/13/2020	3/27/2020
Sale Price		$150,500	$150,000	$158,000	$175,000	$160,000
Time Adj Sale Price		$150,500	$150,800	$158,500	$175,000	$161,100
TADJSP/SQFT		$144.71	$123.61	$145.15	$180.23	$143.84
Total Adj Factors	$59,900	$64,100	$74,000	$64,000	$58,500	$68,800
Adjusted Sale Price		$146,300	$136,700	$154,400	$176,400	$152,200
Comparable Estimate	$153,000 ($137.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.14-4-3	92.14-4-3	92.14-6-27	92.14-3-15	92.18-4-28	92.18-4-60
Owner	Carlson, Craig	Carlson, Craig	Zimmerman, Renee K	Gorny, Matthew J	Zygmunt, Jessica D	Rogers, Scott M
Address	70 Harbour Dr	70 Harbour Dr	69 Biscayne Dr	57 Moorman Dr	235 Poinciana Pkwy	154 Temple Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	89 x 122	89 x 122	50 x 105	52 x 129	52 x 104	50 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1963 / 0	1967 / 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 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 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 / 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	1220	1220	1040	1176	1092	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 588	0 0	0 468
SFLA	1220	1220	1040	1176	1092	1120
Att/Det Gar Sqft	280	280	528	308	294	294
Prior Land	$17,300					
Prior Total	$122,300					
Comp Land Estimate	$18,000	$18,000	$13,000	$15,000	$13,000	$13,000
Sale Date		4/24/2020	8/28/2020	1/24/2020	5/6/2020	3/27/2020
Sale Price		$150,000	$150,500	$151,500	$158,000	$160,000
Time Adj Sale Price		$150,800	$150,500	$153,000	$158,500	$161,100
TADJSP/SQFT		$123.61	$144.71	$130.10	$145.15	$143.84
Total Adj Factors	$74,000	$74,000	$64,100	$72,700	$64,000	$68,800
Adjusted Sale Price		$150,800	$160,400	$154,300	$168,500	$166,300
Comparable Estimate	$160,000 ($131.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-8-8	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-11-48
Owner	Caffery Frank J III	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Brzezinski, Norman A
Address	42 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	42 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 130	60 x 104	60 x 104	75 x 105	50 x 130	60 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 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 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	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	1038	1048	1040	1174	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 0	0 798	0 0	0 0	0 0
SFLA	920	1038	1048	1040	1174	920
Att/Det Gar Sqft	352	280	440	440	308	440
Prior Land	$13,500					
Prior Total	$110,100					
Comp Land Estimate	$15,000	$14,000	$14,000	$16,000	$14,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/18/2019
Sale Price		$130,000	$135,000	$158,200	$175,000	$122,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$128,100
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$139.24
Total Adj Factors	$77,200	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$143,300	$145,000	$169,000	$178,900	$143,500
Comparable Estimate	$156,000 ($169.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-8-7	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-9-43
Owner	Beck, Herbert R	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Stiller, Michael R
Address	46 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	120 Meadowlawn Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	62 x 125	60 x 104	60 x 104	75 x 105	50 x 130	55 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	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	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 / 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	1038	1038	1048	1040	1174	1116
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 798	0 0	0 0	0 250
SFLA	1038	1038	1048	1040	1174	1116
Att/Det Gar Sqft	576	280	440	440	308	308
Prior Land	$14,100					
Prior Total	$95,100					
Comp Land Estimate	$16,000	$14,000	$14,000	$16,000	$14,000	$15,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/10/2020
Sale Price		$130,000	$135,000	$158,200	$175,000	$124,500
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$125,700
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$112.63
Total Adj Factors	$75,800	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$141,900	$143,600	$167,600	$177,500	$139,700
Comparable Estimate	$154,000 ($148.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.17-8-6	92.18-10-11	92.18-11-51	92.18-12-1	92.18-9-4	92.18-11-48
Owner	Sever, David J	Wohlfehrt, Kellie J	Champagne, Nicole M	Panus, Cassandra	Semertzides, Christina	Brzezinski, Norman A
Address	50 Homeworth Pkwy	47 Diane Dr	30 Diane Dr	105 Homeworth Pkwy	55 Lydia Ln	42 Diane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	55 x 125	60 x 104	60 x 104	75 x 105	50 x 130	60 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1964 / 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 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 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	1038	1048	1040	1174	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 0	0 798	0 0	0 0	0 0
SFLA	920	1038	1048	1040	1174	920
Att/Det Gar Sqft	396	280	440	440	308	440
Prior Land	$13,200					
Prior Total	$92,000					
Comp Land Estimate	$15,000	$14,000	$14,000	$16,000	$14,000	$14,000
Sale Date		6/2/2020	1/13/2020	10/1/2020	10/1/2020	1/18/2019
Sale Price		$130,000	$135,000	$158,200	$175,000	$122,000
Time Adj Sale Price		$130,200	$136,400	$158,200	$175,000	$128,100
TADJSP/SQFT		$125.43	$130.15	$152.12	$149.06	$139.24
Total Adj Factors	$60,300	$64,100	$68,600	$66,400	$73,300	$61,800
Adjusted Sale Price		$126,400	$128,100	$152,100	$162,000	$126,600
Comparable Estimate	$139,000 ($151.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	92.18-9-58	92.18-11-23	92.18-9-4	92.17-6-5	92.18-10-43	92.17-6-6
Owner	Pavalonis William	Strychalski, Timothy	Semertzides, Christina	Scott, Tasheka	Tarasik, Jessica A	Scott, Dennis C
Address	53 Homeworth Pkwy	95 Temple Dr	55 Lydia Ln	9 Barone Cir	106 Lydia Ln	86 Homeworth Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	111	111	111	111	111	111
School Code	143002	143002	143002	143002	143002	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 120	65 x 104	50 x 130	56 x 100	50 x 130	72 x 132
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1960 / 0	1958 / 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 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1720	1316	1174	1238	1284	1316
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 438	0 0	0 600	0 0	0 168
SFLA	1720	1316	1174	1238	1284	1316
Att/Det Gar Sqft	440	484	308	308	308	308
Prior Land	$13,600					
Prior Total	$157,700					
Comp Land Estimate	$15,000	$15,000	$14,000	$13,000	$14,000	$17,000
Sale Date		8/31/2020	10/1/2020	12/30/2019	6/11/2019	9/20/2018
Sale Price		$192,000	$175,000	$150,000	$135,100	$128,200
Time Adj Sale Price		$192,000	$175,000	$152,000	$139,600	$137,800
TADJSP/SQFT		$145.90	$149.06	$122.78	$108.72	$104.71
Total Adj Factors	$98,900	$80,800	$73,300	$74,500	$74,500	$80,000
Adjusted Sale Price		$210,100	$200,600	$176,400	$164,000	$156,700
Comparable Estimate	$182,000 ($105.81/SFLA)					