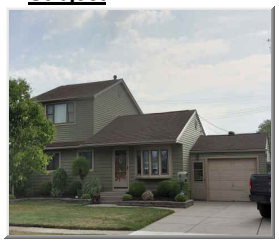
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-14	112.76-4-8	113.77-3-11	113.77-3-27	113.78-1-3	112.76-4-20
Owner	Kusmierz, Rose B	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Hofbauer, Nicolas	Karki, Deo N
Address	50 Alaska St	114 Claude Dr	62 Alaska St	95 Medina St	43 Glidden St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	75 x 117	50 x 100	52 x 117	50 x 117	50 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	910	897	832	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 132	0 0
SFLA	884	884	910	897	832	1012
Att/Det Gar Sqft	308	308	400	352	396	352
Prior Land	$13,200					
Prior Total	$69,000					
Comp Land Estimate	$15,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/5/2020	3/27/2019	8/7/2018	4/30/2019	10/16/2020
Sale Price		$140,000	$104,300	$105,000	$121,250	$134,900
Time Adj Sale Price		$140,200	$108,900	$113,500	$126,100	$134,900
TADJSP/SQFT		$158.60	$119.67	$126.53	$151.56	$133.30
Total Adj Factors	$48,200	$47,700	$47,800	$46,700	$45,800	$52,300
Adjusted Sale Price		$140,700	$109,300	$115,000	$128,500	$130,800
Comparable Estimate	$125,000 ($141.4/SFLA)					

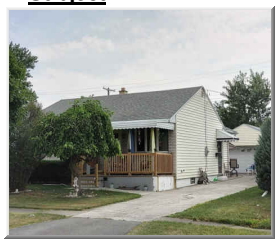
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-16	113.78-1-12	113.77-5-16	112.76-1-3	113.62-5-21	113.77-5-6
Owner	Wozniak, Thomas G	Volsch, Dorian C	Shaw, Joshua K	Schneider, Kyle R	Rose-Lindquist, Molly K	Smith, Kaila J
Address	51 Alaska St	12 Hedley St	6 Colby St	300 Meadowbrook Pkwy	221 Aris Ave	53 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	76 x 117	50 x 120	68 x 120	50 x 114	51 x 98	50 x 120
Building Style	05 Colonial	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1957 / 0	1952 / 0	1954 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.0	1.5	1.5	1.7
Bedrooms	4	4	3	4	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	884	916	1300	909	948	690
2nd Sty Area	416	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1300	1411	1300	1305	1278	1196
Att/Det Gar Sqft	280	392	440	440	352	336
Prior Land	$13,300					
Prior Total	$87,000					
Comp Land Estimate	$15,000	$12,000	$14,000	$12,000	$11,000	$12,000
Sale Date		4/3/2020	8/2/2019	10/21/2020	9/16/2020	1/22/2019
Sale Price		$185,000	$120,900	$142,500	$139,000	$109,900
Time Adj Sale Price		$185,900	$124,100	$142,500	$139,000	$115,400
TADJSP/SQFT		$131.75	$95.46	$109.20	$108.76	$96.49
Total Adj Factors	$72,300	$88,600	$63,700	$54,300	$53,600	$51,800
Adjusted Sale Price		$169,600	$132,700	$160,500	$157,700	$135,900
Comparable Estimate	$151,000 ($116.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-13	112.76-4-8	113.77-3-11	113.77-3-27	113.78-1-3	112.76-4-20
Owner	Baginski, William	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Hofbauer, Nicolas	Karki, Deo N
Address	54 Alaska St	114 Claude Dr	62 Alaska St	95 Medina St	43 Glidden St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	52 x 117	50 x 117	50 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	910	897	832	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 132	0 0
SFLA	884	884	910	897	832	1012
Att/Det Gar Sqft	352	308	400	352	396	352
Prior Land	$10,800					
Prior Total	$67,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/5/2020	3/27/2019	8/7/2018	4/30/2019	10/16/2020
Sale Price		$140,000	$104,300	$105,000	$121,250	$134,900
Time Adj Sale Price		$140,200	$108,900	$113,500	$126,100	$134,900
TADJSP/SQFT		$158.60	$119.67	$126.53	$151.56	$133.30
Total Adj Factors	$46,200	$47,700	$47,800	$46,700	$45,800	$52,300
Adjusted Sale Price		$138,700	$107,300	$113,000	$126,500	$128,800
Comparable Estimate	$123,000 ($139.14/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	113.77-4-17	112.76-4-8	113.77-3-11	113.78-1-3	113.77-3-27	112.76-4-20
Owner	Kotecki, Richard L	Marino, Jillian M	Urbanski, Christopher	Hofbauer, Nicolas	Myers, Brooke C	Karki, Deo N
Address	55 Alaska St	114 Claude Dr	62 Alaska St	43 Glidden St	95 Medina St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 117	50 x 100	52 x 117	50 x 120	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1955 / 0	1954 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	884	884	910	832	897	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 132	0 0	0 0
SFLA	884	884	910	832	897	1012
Att/Det Gar Sqft	440	308	400	396	352	352
Prior Land	$10,900					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/5/2020	3/27/2019	4/30/2019	8/7/2018	10/16/2020
Sale Price		$140,000	$104,300	$121,250	$105,000	$134,900
Time Adj Sale Price		$140,200	$108,900	$126,100	$113,500	$134,900
TADJSP/SQFT		$158.60	$119.67	$151.56	$126.53	$133.30
Total Adj Factors	$47,100	$47,700	$47,800	$45,800	$46,700	$52,300
Adjusted Sale Price		$139,600	$108,200	$127,400	$113,900	$129,700
Comparable Estimate	$124,000 ($140.27/SFLA)					

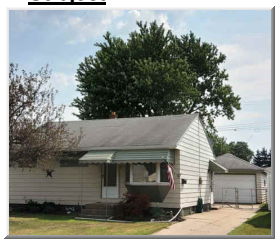
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-12	112.76-4-8	113.77-3-11	112.76-4-20	112.76-5-18	112.67-4-25
Owner	Beyer, Ann M	Marino, Jillian M	Urbanski, Christopher	Karki, Deo N	Walkowski, Andrew M	Miranda, Angela M
Address	58 Alaska St	114 Claude Dr	62 Alaska St	68 Claude Dr	81 Claude Dr	6 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	52 x 117	50 x 100	50 x 125	75 x 124
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1955 / 0	1958 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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	924	884	910	1012	910	958
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	924	884	910	1012	910	958
Att/Det Gar Sqft	308	308	400	352	440	352
Prior Land	$10,800					
Prior Total	$67,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$12,000	$15,000
Sale Date		6/5/2020	3/27/2019	10/16/2020	11/8/2018	7/23/2020
Sale Price		$140,000	$104,300	$134,900	$115,000	$148,000
Time Adj Sale Price		$140,200	$108,900	$134,900	$122,200	$148,000
TADJSP/SQFT		$158.60	$119.67	$133.30	$134.29	$154.49
Total Adj Factors	$47,300	$47,700	$47,800	$52,300	$56,200	$52,600
Adjusted Sale Price		$139,800	$108,400	$129,900	$113,300	$142,700
Comparable Estimate	$127,000 ($137.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-18	112.76-4-20	113.77-4-23	113.69-4-1	112.76-4-8	113.69-3-11
Owner	Nalezynski, Lucy	Karki, Deo N	Wayne, Alexis M	Wilson, Amanda	Marino, Jillian M	Maldonado, Carlos J
Address	59 Alaska St	68 Claude Dr	81 Alaska St	80 Colby St	114 Claude Dr	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 117	50 x 100	50 x 117	35 x 125	50 x 100	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	1957 / 0	1958 / 0	1958 / 0	1964 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1176	1020	884	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 442	0 0
SFLA	1038	1012	1176	1020	884	1156
Att/Det Gar Sqft	484	352	440	300	308	280
Prior Land	$10,900					
Prior Total	$72,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$9,000	$11,000	$12,000
Sale Date		10/16/2020	5/27/2020	4/11/2020	6/5/2020	10/30/2019
Sale Price		$134,900	$150,000	$115,000	$140,000	$134,500
Time Adj Sale Price		$134,900	$150,500	$115,600	$140,200	$137,200
TADJSP/SQFT		$133.30	$127.98	$113.33	$158.60	$118.69
Total Adj Factors	$53,100	$52,300	$60,000	$51,200	$47,700	$56,400
Adjusted Sale Price		$135,700	$143,600	$117,500	$145,600	$133,900
Comparable Estimate	$135,000 ($130.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-11	113.77-3-11	112.76-4-8	112.76-4-20	113.77-3-27	112.76-5-18
Owner	Urbanski, Christopher	Urbanski, Christopher	Marino, Jillian M	Karki, Deo N	Myers, Brooke C	Walkowski, Andrew M
Address	62 Alaska St	62 Alaska St	114 Claude Dr	68 Claude Dr	95 Medina St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 117	52 x 117	50 x 100	50 x 100	50 x 117	50 x 125
Building 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	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	910	910	884	1012	897	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 0
SFLA	910	910	884	1012	897	910
Att/Det Gar Sqft	400	400	308	352	352	440
Prior Land	$11,000					
Prior Total	$67,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$11,000	$12,000	$12,000
Sale Date		3/27/2019	6/5/2020	10/16/2020	8/7/2018	11/8/2018
Sale Price		$104,300	$140,000	$134,900	$105,000	$115,000
Time Adj Sale Price		$108,900	$140,200	$134,900	$113,500	$122,200
TADJSP/SQFT		$119.67	$158.60	$133.30	$126.53	$134.29
Total Adj Factors	$47,800	$47,800	$47,700	$52,300	$46,700	$56,200
Adjusted Sale Price		$108,900	$140,300	$130,400	$114,600	$113,800
Comparable Estimate	$122,000 ($134.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-19	112.76-4-20	113.77-4-23	113.69-3-11	113.77-3-11	113.69-4-1
Owner	Ruchalski, John D	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Urbanski, Christopher	Wilson, Amanda
Address	63 Alaska St	68 Claude Dr	81 Alaska St	102 Alaska St	62 Alaska St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 117	50 x 100	50 x 117	50 x 117	52 x 117	35 x 125
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	1955 / 0	1958 / 0	1958 / 0	1955 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1024	1012	1176	1156	910	1020
2nd 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	1024	1012	1176	1156	910	1020
Att/Det Gar Sqft	352	352	440	280	400	300
Prior Land	$10,900					
Prior Total	$72,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$9,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	3/27/2019	4/11/2020
Sale Price		$134,900	$150,000	$134,500	$104,300	$115,000
Time Adj Sale Price		$134,900	$150,500	$137,200	$108,900	$115,600
TADJSP/SQFT		$133.30	$127.98	$118.69	$119.67	$113.33
Total Adj Factors	$52,200	$52,300	$60,000	$56,400	$47,800	$51,200
Adjusted Sale Price		$134,800	$142,700	$133,000	$113,300	$116,600
Comparable Estimate	$128,000 ($125/SFLA)					

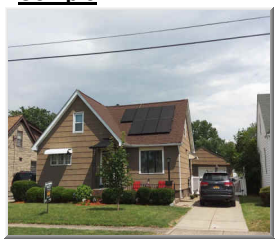
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-10	112.76-4-8	113.77-3-11	113.78-1-3	113.77-3-27	112.76-4-20
Owner	Legere, Bryan M	Marino, Jillian M	Urbanski, Christopher	Hofbauer, Nicolas	Myers, Brooke C	Karki, Deo N
Address	66 Alaska St	114 Claude Dr	62 Alaska St	43 Glidden St	95 Medina St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 100	52 x 117	50 x 120	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1955 / 0	1954 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	884	884	910	832	897	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 132	0 0	0 0
SFLA	884	884	910	832	897	1012
Att/Det Gar Sqft	280	308	400	396	352	352
Prior Land	$11,200					
Prior Total	$67,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/5/2020	3/27/2019	4/30/2019	8/7/2018	10/16/2020
Sale Price		$140,000	$104,300	$121,250	$105,000	$134,900
Time Adj Sale Price		$140,200	$108,900	$126,100	$113,500	$134,900
TADJSP/SQFT		$158.60	$119.67	$151.56	$126.53	$133.30
Total Adj Factors	$46,700	$47,700	$47,800	$45,800	$46,700	$52,300
Adjusted Sale Price		$139,200	$107,800	$127,000	$113,500	$129,300
Comparable Estimate	$123,000 ($139.14/SFLA)					

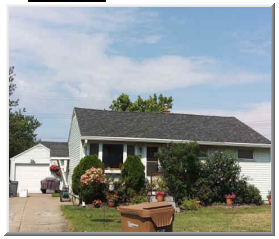
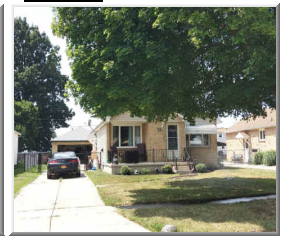
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-20	112.76-4-20	113.77-4-23	113.69-3-11	113.69-4-1	112.76-4-8
Owner	Zielinski, Dave	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Wilson, Amanda	Marino, Jillian M
Address	67 Alaska St	68 Claude Dr	81 Alaska St	102 Alaska St	80 Colby St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	50 x 117	50 x 117	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1964 / 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	3 Hot wtr/stm 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	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1028	1012	1176	1156	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 0	0 300	0 442
SFLA	1028	1012	1176	1156	1020	884
Att/Det Gar Sqft	440	352	440	280	300	308
Prior Land	$10,800					
Prior Total	$67,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$9,000	$11,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	4/11/2020	6/5/2020
Sale Price		$134,900	$150,000	$134,500	$115,000	$140,000
Time Adj Sale Price		$134,900	$150,500	$137,200	$115,600	$140,200
TADJSP/SQFT		$133.30	$127.98	$118.69	$113.33	$158.60
Total Adj Factors	$54,100	$52,300	$60,000	$56,400	$51,200	$47,700
Adjusted Sale Price		$136,700	$144,600	$134,900	$118,500	$146,600
Comparable Estimate	$136,000 ($132.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-9	113.77-3-11	112.76-4-8	112.76-4-20	113.77-3-27	112.76-5-18
Owner	Wloszek, Walter	Urbanski, Christopher	Marino, Jillian M	Karki, Deo N	Myers, Brooke C	Walkowski, Andrew M
Address	70 Alaska St	62 Alaska St	114 Claude Dr	68 Claude Dr	95 Medina St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	52 x 117	50 x 100	50 x 100	50 x 117	50 x 125
Building 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	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	918	910	884	1012	897	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 0
SFLA	918	910	884	1012	897	910
Att/Det Gar Sqft	440	400	308	352	352	440
Prior Land	$11,200					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$11,000	$12,000	$12,000
Sale Date		3/27/2019	6/5/2020	10/16/2020	8/7/2018	11/8/2018
Sale Price		$104,300	$140,000	$134,900	$105,000	$115,000
Time Adj Sale Price		$108,900	$140,200	$134,900	$113,500	$122,200
TADJSP/SQFT		$119.67	$158.60	$133.30	$126.53	$134.29
Total Adj Factors	$48,600	$47,800	$47,700	$52,300	$46,700	$56,200
Adjusted Sale Price		$109,700	$141,100	$131,200	$115,400	$114,600
Comparable Estimate	$122,000 ($132.9/SFLA)					

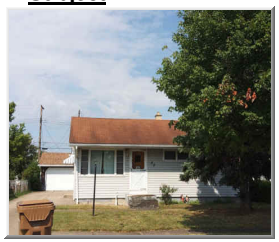
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-21	112.76-4-8	113.77-3-11	113.77-2-8	113.70-1-12	112.76-4-20
Owner	Menchini, Thomas P	Marino, Jillian M	Urbanski, Christopher	Ellis, Matthew	Shenk, Amanda	Karki, Deo N
Address	71 Alaska St	114 Claude Dr	62 Alaska St	88 Medina St	14 Glidden St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	52 x 117	54 x 117	50 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1955 / 0	1957 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	884	884	910	884	877	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	910	884	877	1012
Att/Det Gar Sqft	280	308	400	352	280	352
Prior Land	$10,800					
Prior Total	$66,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/5/2020	3/27/2019	8/10/2018	6/17/2019	10/16/2020
Sale Price		$140,000	$104,300	$119,000	$116,000	$134,900
Time Adj Sale Price		$140,200	$108,900	$128,600	$119,900	$134,900
TADJSP/SQFT		$158.60	$119.67	$145.48	$136.72	$133.30
Total Adj Factors	$45,600	$47,700	$47,800	$46,600	$45,400	$52,300
Adjusted Sale Price		$138,100	$106,700	$127,600	$120,100	$128,200
Comparable Estimate	$124,000 ($140.27/SFLA)					

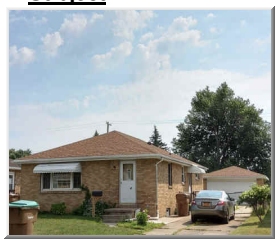
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-8	112.76-4-8	113.77-3-11	113.77-3-27	113.78-1-3	113.77-2-8
Owner	Neumann, Charles A	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Hofbauer, Nicolas	Ellis, Matthew
Address	74 Alaska St	114 Claude Dr	62 Alaska St	95 Medina St	43 Glidden St	88 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 100	52 x 117	50 x 117	50 x 120	54 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air 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 / 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	884	884	910	897	832	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 132	0 0
SFLA	884	884	910	897	832	884
Att/Det Gar Sqft	280	308	400	352	396	352
Prior Land	$11,200					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$12,000
Sale Date		6/5/2020	3/27/2019	8/7/2018	4/30/2019	8/10/2018
Sale Price		$140,000	$104,300	$105,000	$121,250	$119,000
Time Adj Sale Price		$140,200	$108,900	$113,500	$126,100	$128,600
TADJSP/SQFT		$158.60	$119.67	$126.53	$151.56	$145.48
Total Adj Factors	$48,000	$47,700	$47,800	$46,700	$45,800	$46,600
Adjusted Sale Price		$140,500	$109,100	$114,800	$128,300	$130,000
Comparable Estimate	$125,000 ($141.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-22	113.78-1-12	112.83-7-1	113.61-5-13	112.76-1-3	112.76-2-27
Owner	Lewandowski, Dolores	Volsch, Dorian C	Anzalone, Samuel A	Fiegl, Grant	Schneider, Kyle R	Change, Courtney L
Address	75 Alaska St	12 Hedley St	250 Willowlawn Pkwy	130 Hedley St	300 Meadowbrook Pkwy	297 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	50 x 120	51 x 119	60 x 120	50 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1960 / 0	1952 / 0	1957 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 1	2 / 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	825	916	858	952	909	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 100	0 952	0 0	0 462
SFLA	1443	1411	1501	1428	1305	1314
Att/Det Gar Sqft	440	392	768	352	440	308
Prior Land	$9,200					
Prior Total	$78,700					
Comp Land Estimate	$13,000	$12,000	$12,000	$13,000	$12,000	$12,000
Sale Date		4/3/2020	9/25/2020	8/26/2019	10/21/2020	10/24/2019
Sale Price		$185,000	$180,000	$120,000	$142,500	$129,900
Time Adj Sale Price		$185,900	$180,000	$123,200	$142,500	$132,500
TADJSP/SQFT		$131.75	$119.92	$86.27	$109.20	$100.84
Total Adj Factors	$61,200	$88,600	$70,100	$58,900	$54,300	$54,100
Adjusted Sale Price		$158,500	$171,100	$125,500	$149,400	$139,600
Comparable Estimate	$149,000 ($103.26/SFLA)					

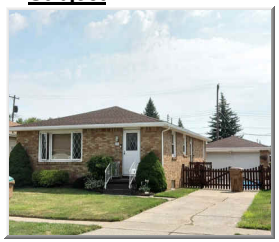
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-7	113.77-4-23	113.69-3-11	112.76-4-20	113.71-5-4	113.61-3-23
Owner	Awarski, Eugene H	Wayne, Alexis M	Maldonado, Carlos J	Karki, Deo N	Squires, Clark E	Campbell, Errol T
Address	78 Alaska St	81 Alaska St	102 Alaska St	68 Claude Dr	22 Nandale Dr	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 117	50 x 117	50 x 100	50 x 149	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air 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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1110	1176	1156	1012	1072	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 0	0 0	0 0	0 0	0 0
SFLA	1110	1176	1156	1012	1072	1306
Att/Det Gar Sqft	308	440	280	352	484	294
Prior Land	$8,500					
Prior Total	$77,400					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$13,000	$13,000
Sale Date		5/27/2020	10/30/2019	10/16/2020	10/8/2020	6/12/2020
Sale Price		$150,000	$134,500	$134,900	$155,000	$131,000
Time Adj Sale Price		$150,500	$137,200	$134,900	$155,000	$131,200
TADJSP/SQFT		$127.98	$118.69	$133.30	$144.59	$100.46
Total Adj Factors	$58,000	$60,000	$56,400	$52,300	$57,300	$76,900
Adjusted Sale Price		$148,500	$138,800	$140,600	$155,700	$112,300
Comparable Estimate	$139,000 ($125.23/SFLA)					

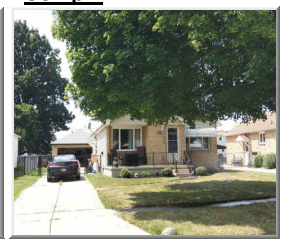
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-23	113.77-4-23	113.69-3-11	113.61-3-23	112.76-4-20	112.75-5-28
Owner	Wayne, Alexis M	Wayne, Alexis M	Maldonado, Carlos J	Campbell, Errol T	Karki, Deo N	Kromphardt, Eric J
Address	81 Alaska St	81 Alaska St	102 Alaska St	195 Medina St	68 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 117	60 x 117	50 x 100	51 x 114
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	1958 / 0	1958 / 0	1955 / 0	1957 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1176	1176	1156	1306	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 560
SFLA	1176	1176	1156	1306	1012	1230
Att/Det Gar Sqft	440	440	280	294	352	576
Prior Land	$8,200					
Prior Total	$78,200					
Comp Land Estimate	$12,000	$12,000	$12,000	$13,000	$11,000	$12,000
Sale Date		5/27/2020	10/30/2019	6/12/2020	10/16/2020	6/17/2020
Sale Price		$150,000	$134,500	$131,000	$134,900	$129,900
Time Adj Sale Price		$150,500	$137,200	$131,200	$134,900	$130,100
TADJSP/SQFT		$127.98	$118.69	$100.46	$133.30	$105.77
Total Adj Factors	$59,100	$60,000	$56,400	$76,900	$52,300	$61,900
Adjusted Sale Price		$149,600	$139,900	$113,400	$141,700	$127,300
Comparable Estimate	$134,000 ($113.95/SFLA)					

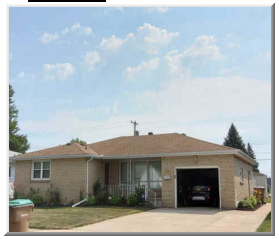
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-6	112.76-4-20	113.77-4-23	113.69-3-11	113.77-3-11	112.76-4-8
Owner	DiRienzo, Joseph J	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Urbanski, Christopher	Marino, Jillian M
Address	82 Alaska St	68 Claude Dr	81 Alaska St	102 Alaska St	62 Alaska St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 100	50 x 117	50 x 117	52 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1958 / 0	1955 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	1028	1012	1176	1156	910	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 442
SFLA	1028	1012	1176	1156	910	884
Att/Det Gar Sqft	616	352	440	280	400	308
Prior Land	$8,500					
Prior Total	$76,800					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	3/27/2019	6/5/2020
Sale Price		$134,900	$150,000	$134,500	$104,300	$140,000
Time Adj Sale Price		$134,900	$150,500	$137,200	$108,900	$140,200
TADJSP/SQFT		$133.30	$127.98	$118.69	$119.67	$158.60
Total Adj Factors	$54,200	$52,300	$60,000	$56,400	$47,800	$47,700
Adjusted Sale Price		$136,800	$144,700	$135,000	$115,300	$146,700
Comparable Estimate	$136,000 ($132.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-24	113.77-4-23	113.61-3-23	112.75-5-28	113.69-3-11	113.77-5-16
Owner	Saeed, Saleh	Wayne, Alexis M	Campbell, Errol T	Kromphardt, Eric J	Maldonado, Carlos J	Shaw, Joshua K
Address	85 Alaska St	81 Alaska St	195 Medina St	293 Shanley St	102 Alaska St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	60 x 117	51 x 114	50 x 117	68 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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1957 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 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 / 0
Bsmt 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	1306	1230	1156	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 0	0 0
SFLA	1232	1176	1306	1230	1156	1300
Att/Det Gar Sqft	440	440	294	576	280	440
Prior Land	$8,200					
Prior Total	$79,200					
Comp Land Estimate	$12,000	$12,000	$13,000	$12,000	$12,000	$14,000
Sale Date		5/27/2020	6/12/2020	6/17/2020	10/30/2019	8/2/2019
Sale Price		$150,000	$131,000	$129,900	$134,500	$120,900
Time Adj Sale Price		$150,500	$131,200	$130,100	$137,200	$124,100
TADJSP/SQFT		$127.98	$100.46	$105.77	$118.69	$95.46
Total Adj Factors	$62,200	$60,000	$76,900	$61,900	$56,400	$63,700
Adjusted Sale Price		$152,700	$116,500	$130,400	$143,000	$122,600
Comparable Estimate	$133,000 ($107.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-5	112.76-4-8	113.77-3-11	113.77-3-27	113.77-2-8	113.78-1-3
Owner	Bolera, Eugene J	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Ellis, Matthew	Hofbauer, Nicolas
Address	86 Alaska St	114 Claude Dr	62 Alaska St	95 Medina St	88 Medina St	43 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 100	52 x 117	50 x 117	54 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	884	884	910	897	884	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 132
SFLA	884	884	910	897	884	832
Att/Det Gar Sqft	864	308	400	352	352	396
Prior Land	$11,200					
Prior Total	$73,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$12,000
Sale Date		6/5/2020	3/27/2019	8/7/2018	8/10/2018	4/30/2019
Sale Price		$140,000	$104,300	$105,000	$119,000	$121,250
Time Adj Sale Price		$140,200	$108,900	$113,500	$128,600	$126,100
TADJSP/SQFT		$158.60	$119.67	$126.53	$145.48	$151.56
Total Adj Factors	$51,700	$47,700	$47,800	$46,700	$46,600	$45,800
Adjusted Sale Price		$144,200	$112,800	$118,500	$133,700	$132,000
Comparable Estimate	$128,000 ($144.8/SFLA)					

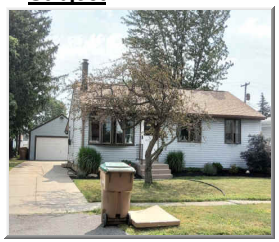
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-25	113.77-4-23	113.69-3-11	113.61-3-23	112.76-4-20	112.75-5-28
Owner	Seiser, Ross H	Wayne, Alexis M	Maldonado, Carlos J	Campbell, Errol T	Karki, Deo N	Kromphardt, Eric J
Address	89 Alaska St	81 Alaska St	102 Alaska St	195 Medina St	68 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 117	60 x 117	50 x 100	51 x 114
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	1959 / 0	1958 / 0	1955 / 0	1957 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1176	1176	1156	1306	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 560
SFLA	1176	1176	1156	1306	1012	1230
Att/Det Gar Sqft	440	440	280	294	352	576
Prior Land	$8,200					
Prior Total	$78,200					
Comp Land Estimate	$12,000	$12,000	$12,000	$13,000	$11,000	$12,000
Sale Date		5/27/2020	10/30/2019	6/12/2020	10/16/2020	6/17/2020
Sale Price		$150,000	$134,500	$131,000	$134,900	$129,900
Time Adj Sale Price		$150,500	$137,200	$131,200	$134,900	$130,100
TADJSP/SQFT		$127.98	$118.69	$100.46	$133.30	$105.77
Total Adj Factors	$59,100	$60,000	$56,400	$76,900	$52,300	$61,900
Adjusted Sale Price		$149,600	$139,900	$113,400	$141,700	$127,300
Comparable Estimate	$134,000 ($113.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-4	113.69-3-11	113.77-4-23	112.76-4-20	113.71-5-4	113.69-4-1
Owner	Gorski, Brian	Maldonado, Carlos J	Wayne, Alexis M	Karki, Deo N	Squires, Clark E	Wilson, Amanda
Address	90 Alaska St	102 Alaska St	81 Alaska St	68 Claude Dr	22 Nandale Dr	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 117	50 x 117	50 x 100	50 x 149	35 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
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	1076	1156	1176	1012	1072	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 0	0 0	0 300
SFLA	1076	1156	1176	1012	1072	1020
Att/Det Gar Sqft	364	280	440	352	484	300
Prior Land	$8,500					
Prior Total	$76,300					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$13,000	$9,000
Sale Date		10/30/2019	5/27/2020	10/16/2020	10/8/2020	4/11/2020
Sale Price		$134,500	$150,000	$134,900	$155,000	$115,000
Time Adj Sale Price		$137,200	$150,500	$134,900	$155,000	$115,600
TADJSP/SQFT		$118.69	$127.98	$133.30	$144.59	$113.33
Total Adj Factors	$56,700	$56,400	$60,000	$52,300	$57,300	$51,200
Adjusted Sale Price		$137,500	$147,200	$139,300	$154,400	$121,100
Comparable Estimate	$140,000 ($130.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-26	113.61-3-23	113.77-4-23	113.69-3-26	113.77-5-16	123.36-6-3
Owner	Miller, Icyline C	Campbell, Errol T	Wayne, Alexis M	Branka, Steven	Shaw, Joshua K	Gasiewicz, Stephanie M
Address	91 Alaska St	195 Medina St	81 Alaska St	149 Medina St	6 Colby St	42 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 117	50 x 117	65 x 117	68 x 120	80 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1958 / 0	1956 / 0	1954 / 0	1963 / 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 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
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	1371	1306	1176	1452	1300	1496
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 204
SFLA	1371	1306	1176	1452	1300	1496
Att/Det Gar Sqft	300	294	440	576	440	520
Prior Land	$11,900					
Prior Total	$89,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$14,000	$14,000	$14,000
Sale Date		6/12/2020	5/27/2020	12/2/2019	8/2/2019	11/1/2019
Sale Price		$131,000	$150,000	$124,500	$120,900	$127,000
Time Adj Sale Price		$131,200	$150,500	$126,200	$124,100	$129,100
TADJSP/SQFT		$100.46	$127.98	$86.91	$95.46	$86.30
Total Adj Factors	$68,500	$76,900	$60,000	$71,800	$63,700	$90,400
Adjusted Sale Price		$122,800	$159,000	$122,900	$128,900	$107,200
Comparable Estimate	$128,000 ($93.36/SFLA)					

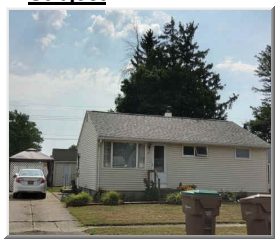
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-27	113.77-4-23	113.61-3-23	112.75-5-28	113.69-3-11	113.77-5-16
Owner	Zalemski, Norman	Wayne, Alexis M	Campbell, Errol T	Kromphardt, Eric J	Maldonado, Carlos J	Shaw, Joshua K
Address	93 Alaska St	81 Alaska St	195 Medina St	293 Shanley St	102 Alaska St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	50 x 117	60 x 117	51 x 114	50 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1957 / 0	1957 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1231	1176	1306	1230	1156	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 0	0 0
SFLA	1231	1176	1306	1230	1156	1300
Att/Det Gar Sqft	230	440	294	576	280	440
Prior Land	$9,200					
Prior Total	$78,200					
Comp Land Estimate	$13,000	$12,000	$13,000	$12,000	$12,000	$14,000
Sale Date		5/27/2020	6/12/2020	6/17/2020	10/30/2019	8/2/2019
Sale Price		$150,000	$131,000	$129,900	$134,500	$120,900
Time Adj Sale Price		$150,500	$131,200	$130,100	$137,200	$124,100
TADJSP/SQFT		$127.98	$100.46	$105.77	$118.69	$95.46
Total Adj Factors	$60,100	$60,000	$76,900	$61,900	$56,400	$63,700
Adjusted Sale Price		$150,600	$114,400	$128,300	$140,900	$120,500
Comparable Estimate	$131,000 ($106.42/SFLA)					

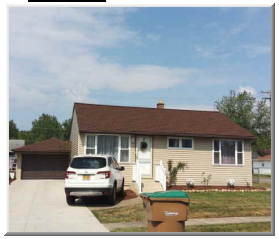
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-3	112.76-4-8	113.77-3-11	113.77-3-27	113.77-2-8	113.78-1-3
Owner	Taylor, Marie	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Ellis, Matthew	Hofbauer, Nicolas
Address	94 Alaska St	114 Claude Dr	62 Alaska St	95 Medina St	88 Medina St	43 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	50 x 100	52 x 117	50 x 117	54 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	884	884	910	897	884	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 0	0 132
SFLA	884	884	910	897	884	832
Att/Det Gar Sqft	308	308	400	352	352	396
Prior Land	$11,200					
Prior Total	$69,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$12,000	$12,000
Sale Date		6/5/2020	3/27/2019	8/7/2018	8/10/2018	4/30/2019
Sale Price		$140,000	$104,300	$105,000	$119,000	$121,250
Time Adj Sale Price		$140,200	$108,900	$113,500	$128,600	$126,100
TADJSP/SQFT		$158.60	$119.67	$126.53	$145.48	$151.56
Total Adj Factors	$47,100	$47,700	$47,800	$46,700	$46,600	$45,800
Adjusted Sale Price		$139,600	$108,200	$113,900	$129,100	$127,400
Comparable Estimate	$124,000 ($140.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-28	112.76-4-20	113.69-3-11	113.77-4-23	113.69-4-1	112.76-4-8
Owner	Chapp, Heather M	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Wilson, Amanda	Marino, Jillian M
Address	95 Alaska St	68 Claude Dr	102 Alaska St	81 Alaska St	80 Colby St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	50 x 117	50 x 117	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1964 / 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	3 Hot wtr/stm 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	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1029	1012	1156	1176	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 442
SFLA	1029	1012	1156	1176	1020	884
Att/Det Gar Sqft	440	352	280	440	300	308
Prior Land	$10,800					
Prior Total	$72,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$9,000	$11,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	4/11/2020	6/5/2020
Sale Price		$134,900	$134,500	$150,000	$115,000	$140,000
Time Adj Sale Price		$134,900	$137,200	$150,500	$115,600	$140,200
TADJSP/SQFT		$133.30	$118.69	$127.98	$113.33	$158.60
Total Adj Factors	$52,300	$52,300	$56,400	$60,000	$51,200	$47,700
Adjusted Sale Price		$134,900	$133,100	$142,800	$116,700	$144,800
Comparable Estimate	$134,000 ($130.22/SFLA)					

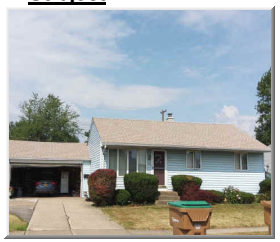
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-2	112.76-4-20	113.69-3-11	113.77-4-23	113.69-4-1	112.76-4-8
Owner	Wolfe, John E	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Wilson, Amanda	Marino, Jillian M
Address	96 Alaska St	68 Claude Dr	102 Alaska St	81 Alaska St	80 Colby St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 100	50 x 117	50 x 117	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1964 / 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	3 Hot wtr/stm 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	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1012	1156	1176	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 442
SFLA	1025	1012	1156	1176	1020	884
Att/Det Gar Sqft		352	280	440	300	308
Prior Land	$10,800					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$9,000	$11,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	4/11/2020	6/5/2020
Sale Price		$134,900	$134,500	$150,000	$115,000	$140,000
Time Adj Sale Price		$134,900	$137,200	$150,500	$115,600	$140,200
TADJSP/SQFT		$133.30	$118.69	$127.98	$113.33	$158.60
Total Adj Factors	$48,200	$52,300	$56,400	$60,000	$51,200	$47,700
Adjusted Sale Price		$130,800	$129,000	$138,700	$112,600	$140,700
Comparable Estimate	$130,000 ($126.83/SFLA)					

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

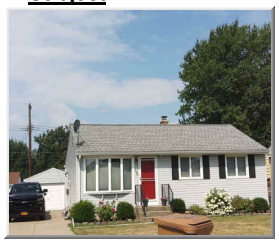
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-29	112.76-4-8	112.76-4-20	113.77-3-11	112.67-4-25	113.77-3-27
Owner	Muldoon, Robert J	Marino, Jillian M	Karki, Deo N	Urbanski, Christopher	Miranda, Angela M	Myers, Brooke C
Address	97 Alaska St	114 Claude Dr	68 Claude Dr	62 Alaska St	6 Colton St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	50 x 100	50 x 100	52 x 117	75 x 124	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1961 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	936	884	1012	910	958	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	936	884	1012	910	958	897
Att/Det Gar Sqft	440	308	352	400	352	352
Prior Land	$12,700					
Prior Total	$64,000					
Comp Land Estimate	$14,000	$11,000	$11,000	$12,000	$15,000	$12,000
Sale Date		6/5/2020	10/16/2020	3/27/2019	7/23/2020	8/7/2018
Sale Price		$140,000	$134,900	$104,300	$148,000	$105,000
Time Adj Sale Price		$140,200	$134,900	$108,900	$148,000	$113,500
TADJSP/SQFT		$158.60	$133.30	$119.67	$154.49	$126.53
Total Adj Factors	$41,200	$47,700	$52,300	$47,800	$52,600	$46,700
Adjusted Sale Price		$133,700	$123,800	$102,300	$136,600	$108,000
Comparable Estimate	$121,000 ($129.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-3-1	113.69-3-11	112.76-4-20	113.77-4-23	113.69-4-1	112.76-4-8
Owner	O'Hara, Ashley	Maldonado, Carlos J	Karki, Deo N	Wayne, Alexis M	Wilson, Amanda	Marino, Jillian M
Address	98 Alaska St	102 Alaska St	68 Claude Dr	81 Alaska St	80 Colby St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	50 x 117	50 x 100	50 x 117	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1958 / 0	1964 / 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	3 Hot wtr/stm 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	1 / 0	1 / 0
Bsmt 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	1156	1012	1176	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 442
SFLA	1052	1156	1012	1176	1020	884
Att/Det Gar Sqft	484	280	352	440	300	308
Prior Land	$12,700					
Prior Total	$69,750					
Comp Land Estimate	$14,000	$12,000	$11,000	$12,000	$9,000	$11,000
Sale Date		10/30/2019	10/16/2020	5/27/2020	4/11/2020	6/5/2020
Sale Price		$134,500	$134,900	$150,000	$115,000	$140,000
Time Adj Sale Price		$137,200	$134,900	$150,500	$115,600	$140,200
TADJSP/SQFT		$118.69	$133.30	$127.98	$113.33	$158.60
Total Adj Factors	$56,000	$56,400	$52,300	$60,000	$51,200	$47,700
Adjusted Sale Price		$136,800	$138,600	$146,500	$120,400	$148,500
Comparable Estimate	$138,000 ($131.18/SFLA)					

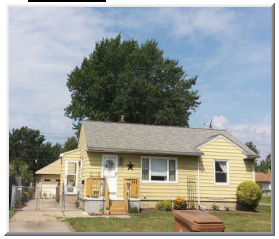
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-15	113.77-4-23	113.69-3-11	113.61-3-23	113.69-4-1	112.75-5-28
Owner	Barczak, Barbara A	Wayne, Alexis M	Maldonado, Carlos J	Campbell, Errol T	Wilson, Amanda	Kromphardt, Eric J
Address	99 Alaska St	81 Alaska St	102 Alaska St	195 Medina St	80 Colby St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	50 x 117	50 x 117	60 x 117	35 x 125	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1955 / 0	1957 / 0	1964 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1188	1176	1156	1306	1020	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 560
SFLA	1188	1176	1156	1306	1020	1230
Att/Det Gar Sqft		440	280	294	300	576
Prior Land	$10,000					
Prior Total	$76,000					
Comp Land Estimate	$14,000	$12,000	$12,000	$13,000	$9,000	$12,000
Sale Date		5/27/2020	10/30/2019	6/12/2020	4/11/2020	6/17/2020
Sale Price		$150,000	$134,500	$131,000	$115,000	$129,900
Time Adj Sale Price		$150,500	$137,200	$131,200	$115,600	$130,100
TADJSP/SQFT		$127.98	$118.69	$100.46	$113.33	$105.77
Total Adj Factors	$56,500	$60,000	$56,400	$76,900	$51,200	$61,900
Adjusted Sale Price		$147,000	$137,300	$110,800	$120,900	$124,700
Comparable Estimate	$128,000 ($107.74/SFLA)					

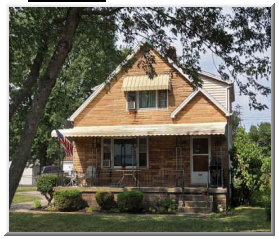
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-12	112.76-4-8	112.76-4-20	112.67-4-25	113.69-4-1	113.77-4-23
Owner	Janis, Delphine	Marino, Jillian M	Karki, Deo N	Miranda, Angela M	Wilson, Amanda	Wayne, Alexis M
Address	100 Alaska St	114 Claude Dr	68 Claude Dr	6 Colton St	80 Colby St	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	50 x 100	50 x 100	75 x 124	35 x 125	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1961 / 0	1964 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	949	884	1012	958	1020	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 300	0 0
SFLA	949	884	1012	958	1020	1176
Att/Det Gar Sqft	400	308	352	352	300	440
Prior Land	$12,700					
Prior Total	$69,000					
Comp Land Estimate	$14,000	$11,000	$11,000	$15,000	$9,000	$12,000
Sale Date		6/5/2020	10/16/2020	7/23/2020	4/11/2020	5/27/2020
Sale Price		$140,000	$134,900	$148,000	$115,000	$150,000
Time Adj Sale Price		$140,200	$134,900	$148,000	$115,600	$150,500
TADJSP/SQFT		$158.60	$133.30	$154.49	$113.33	$127.98
Total Adj Factors	$51,400	$47,700	$52,300	$52,600	$51,200	$60,000
Adjusted Sale Price		$143,900	$134,000	$146,800	$115,800	$141,900
Comparable Estimate	$136,000 ($143.31/SFLA)					

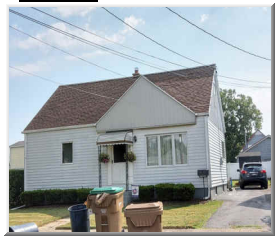
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-16	113.69-3-26	113.61-3-23	123.36-6-3	113.77-4-23	113.77-5-16
Owner	Gowin, Donald P	Branka, Steven	Campbell, Errol T	Gasiewicz, Stephanie M	Wayne, Alexis M	Shaw, Joshua K
Address	101 Alaska St	149 Medina St	195 Medina St	42 Rossler Ave	81 Alaska St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	65 x 117	60 x 117	80 x 100	50 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1963 / 0	1958 / 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 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 No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	1598	1452	1306	1496	1176	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 204	0 0	0 0
SFLA	1598	1452	1306	1496	1176	1300
Att/Det Gar Sqft	484	576	294	520	440	440
Prior Land	$10,800					
Prior Total	$85,600					
Comp Land Estimate	$12,000	$14,000	$13,000	$14,000	$12,000	$14,000
Sale Date		12/2/2019	6/12/2020	11/1/2019	5/27/2020	8/2/2019
Sale Price		$124,500	$131,000	$127,000	$150,000	$120,900
Time Adj Sale Price		$126,200	$131,200	$129,100	$150,500	$124,100
TADJSP/SQFT		$86.91	$100.46	$86.30	$127.98	$95.46
Total Adj Factors	$76,000	$71,800	$76,900	$90,400	$60,000	$63,700
Adjusted Sale Price		$130,400	$130,300	$114,700	$166,500	$136,400
Comparable Estimate	$136,000 ($85.11/SFLA)					

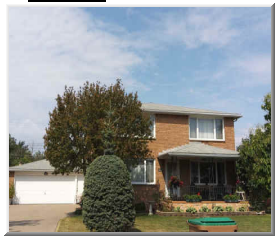
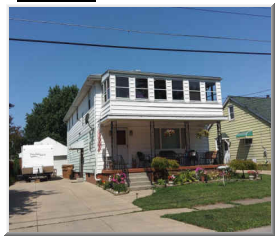
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-11	113.69-3-11	113.77-4-23	113.61-3-23	112.75-5-28	112.76-4-20
Owner	Maldonado, Carlos J	Maldonado, Carlos J	Wayne, Alexis M	Campbell, Errol T	Kromphardt, Eric J	Karki, Deo N
Address	102 Alaska St	102 Alaska St	81 Alaska St	195 Medina St	293 Shanley St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	50 x 117	50 x 117	60 x 117	51 x 114	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1957 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1156	1156	1176	1306	1230	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560	0 0
SFLA	1156	1156	1176	1306	1230	1012
Att/Det Gar Sqft	280	280	440	294	576	352
Prior Land	$8,200					
Prior Total	$78,100					
Comp Land Estimate	$12,000	$12,000	$12,000	$13,000	$12,000	$11,000
Sale Date		10/30/2019	5/27/2020	6/12/2020	6/17/2020	10/16/2020
Sale Price		$134,500	$150,000	$131,000	$129,900	$134,900
Time Adj Sale Price		$137,200	$150,500	$131,200	$130,100	$134,900
TADJSP/SQFT		$118.69	$127.98	$100.46	$105.77	$133.30
Total Adj Factors	$56,400	$56,400	$60,000	$76,900	$61,900	$52,300
Adjusted Sale Price		$137,200	$146,900	$110,700	$124,600	$139,000
Comparable Estimate	$132,000 ($114.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-17	112.68-1-27	113.78-4-4	113.70-4-24	113.70-5-20	113.62-5-11
Owner	Cheney, Corinne L	Klein, Brian J	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Fuest, Lauren A
Address	103 Alaska St	49 Colton St	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	95 x 117	45 x 124	50 x 114	48 x 114	60 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1954 / 0	1954 / 0	1956 / 0	1950 / 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	720	704	730	768	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 72	0 0
SFLA	1110	1080	1056	1060	1152	1110
Att/Det Gar Sqft	200	280		294	400	352
Prior Land	$11,900					
Prior Total	$74,700					
Comp Land Estimate	$17,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/1/2020	9/17/2020	1/31/2020	10/31/2019	6/16/2020
Sale Price		$125,000	$140,000	$122,000	$135,500	$161,519
Time Adj Sale Price		$125,000	$140,000	$123,200	$138,200	$161,800
TADJSP/SQFT		$115.74	$132.58	$116.23	$119.97	$145.77
Total Adj Factors	$47,900	$44,700	$42,600	$58,200	$53,100	$48,500
Adjusted Sale Price		$128,200	$145,300	$112,900	$133,000	$161,200
Comparable Estimate	$136,000 ($122.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-10	112.76-4-8	112.76-4-20	113.77-3-11	112.67-4-25	113.77-3-27
Owner	Ahrens, Jamie	Marino, Jillian M	Karki, Deo N	Urbanski, Christopher	Miranda, Angela M	Myers, Brooke C
Address	104 Alaska St	114 Claude Dr	68 Claude Dr	62 Alaska St	6 Colton St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 117	50 x 100	50 x 100	52 x 117	75 x 124	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1961 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	942	884	1012	910	958	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	942	884	1012	910	958	897
Att/Det Gar Sqft	440	308	352	400	352	352
Prior Land	$11,300					
Prior Total	$69,000					
Comp Land Estimate	$13,000	$11,000	$11,000	$12,000	$15,000	$12,000
Sale Date		6/5/2020	10/16/2020	3/27/2019	7/23/2020	8/7/2018
Sale Price		$140,000	$134,900	$104,300	$148,000	$105,000
Time Adj Sale Price		$140,200	$134,900	$108,900	$148,000	$113,500
TADJSP/SQFT		$158.60	$133.30	$119.67	$154.49	$126.53
Total Adj Factors	$49,600	$47,700	$52,300	$47,800	$52,600	$46,700
Adjusted Sale Price		$142,100	$132,200	$110,700	$145,000	$116,400
Comparable Estimate	$129,000 ($136.94/SFLA)					

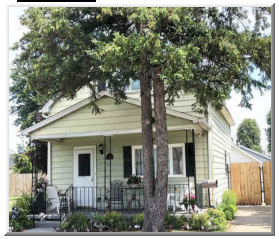
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-9	123.28-5-13	112.67-5-4	123.36-5-29.11	113.47-5-2	113.64-2-8
Owner	Wroblewski, Lawrence I	Contrino, Kathy A	Montes, Brian	Kaneza, John	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	108 Alaska St	97 Willowlawn Pkwy	344 Pleasant Pkwy	57 Willowlawn Pkwy	130 Kennedy Rd	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	75 x 100	50 x 159	38 x 100	95 x 108	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1922 / 0	1940 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	D Economy 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	2.0	1.7	1.7
Bedrooms	5	4	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	2 Crawl 0
1st Sty Area	1092	1065	1188	1100	1402	1535
2nd Sty Area	0	0	990	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1911	1758	2178	2200	2243	1993
Att/Det Gar Sqft	528	484		440	484	342
Prior Land	$10,000					
Prior Total	$88,400					
Comp Land Estimate	$14,000	$14,000	$14,000	$9,000	$16,000	$16,000
Sale Date		9/26/2020	9/18/2018	10/9/2020	12/9/2019	11/8/2019
Sale Price		$166,000	$128,600	$137,000	$153,060	$155,000
Time Adj Sale Price		$166,000	$138,200	$137,000	$155,100	$157,600
TADJSP/SQFT		$94.43	$63.45	$62.27	$69.15	$79.08
Total Adj Factors	$62,600	$76,000	$52,500	$39,600	$72,700	$59,400
Adjusted Sale Price		$152,600	$148,300	$160,000	$145,000	$160,800
Comparable Estimate	$153,000 ($80.06/SFLA)					

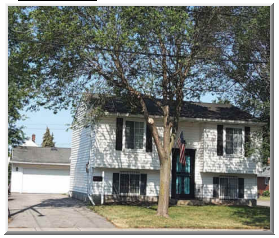
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-18	112.68-1-27	113.78-4-4	113.70-4-24	113.61-4-24	113.62-5-11
Owner	Rogowski, Donald P	Klein, Brian J	Bailey, Matthew R	Rodriguez, Carlos A	Toledo-Castro, Oudaliz	Fuest, Lauren A
Address	109 Alaska St	49 Colton St	90 Aris Ave	209 Crisfield Ave	205 Alaska St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	45 x 124	50 x 114	48 x 114	45 x 117	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1954 / 0	1954 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	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 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	748	720	704	730	825	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1108	1080	1056	1060	1221	1110
Att/Det Gar Sqft	484	280		294		352
Prior Land	$8,200					
Prior Total	$75,500					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$11,000	$12,000
Sale Date		10/1/2020	9/17/2020	1/31/2020	8/31/2020	6/16/2020
Sale Price		$125,000	$140,000	$122,000	$115,000	$161,519
Time Adj Sale Price		$125,000	$140,000	$123,200	$115,000	$161,800
TADJSP/SQFT		$115.74	$132.58	$116.23	$94.19	$145.77
Total Adj Factors	$47,800	$44,700	$42,600	$58,200	$27,700	$48,500
Adjusted Sale Price		$128,100	$145,200	$112,800	$135,100	$161,100
Comparable Estimate	$136,000 ($122.74/SFLA)					

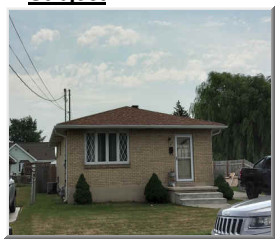
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-8	113.69-3-3	113.55-3-7	102.18-2-17	113.48-8-7	113.47-3-20
Owner	Szczesny, Leonard	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Parker, Robert J	McGuire, Aubrey R
Address	112 Alaska St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	50 Patricia Ln	177 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 117	51 x 108	75 x 110	50 x 102	52 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1955 / 0	1957 / 0	1972 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1350	1320	1378	1173	858	832
2nd Sty Area	1350	1320	1378	1260	858	832
Fin Bsmt/Fin Rec Rm	0 890	0 0	0 0	0 250	0 0	0 0
SFLA	2700	2640	2756	2433	1716	1664
Att/Det Gar Sqft	440	484	440	484	528	
Prior Land	$11,900					
Prior Total	$124,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$14,000	$11,000	$11,000
Sale Date		5/19/2020	1/9/2019	12/10/2019	9/12/2019	2/7/2020
Sale Price		$165,000	$175,000	$191,000	$160,000	$130,000
Time Adj Sale Price		$165,600	$183,800	$193,600	$163,800	$131,100
TADJSP/SQFT		$62.73	$66.69	$79.57	$95.45	$78.79
Total Adj Factors	$99,100	$87,100	$89,800	$121,300	$65,300	$57,000
Adjusted Sale Price		$177,600	$193,100	$171,400	$197,600	$173,200
Comparable Estimate	$183,000 ($67.78/SFLA)					

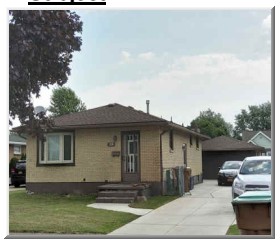
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-19	113.61-4-24	113.78-4-4	113.70-4-24	113.70-5-20	112.68-1-27
Owner	Rogowski, Mary A	Toledo-Castro, Oudaliz	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Klein, Brian J
Address	119 Alaska St	205 Alaska St	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	49 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	100 x 117	45 x 117	50 x 114	48 x 114	60 x 98	45 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1951 / 0	1954 / 0	1954 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / Y	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	775	825	704	730	768	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 72	0 0
SFLA	1147	1221	1056	1060	1152	1080
Att/Det Gar Sqft	396			294	400	280
Prior Land	$12,400					
Prior Total	$78,100					
Comp Land Estimate	$17,000	$11,000	$12,000	$11,000	$12,000	$11,000
Sale Date		8/31/2020	9/17/2020	1/31/2020	10/31/2019	10/1/2020
Sale Price		$115,000	$140,000	$122,000	$135,500	$125,000
Time Adj Sale Price		$115,000	$140,000	$123,200	$138,200	$125,000
TADJSP/SQFT		$94.19	$132.58	$116.23	$119.97	$115.74
Total Adj Factors	$53,100	$27,700	$42,600	$58,200	$53,100	$44,700
Adjusted Sale Price		$140,400	$150,500	$118,100	$138,200	$133,400
Comparable Estimate	$136,000 ($118.57/SFLA)					

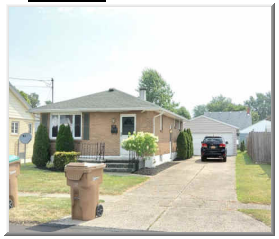
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-7.1	113.70-2-11	113.55-5-11	112.68-2-14	113.64-1-8	123.36-4-1
Owner	Winkowski, Nicholas	La Mond, Lisa	Jackson, Kathleen M	Niedbalski, Samantha L	Nati, Kim Marie	Silver, Danielle Nicolle
Address	120 Alaska St	1368 Harlem Rd	97 Girard Ave	180 Rossler Ave	72 Henry St	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	80 x 117	45 x 120	63 x 108	32 x 125	30 x 109	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1928 / 0	1937 / 0	1927 / 0	1902 / 0	1925 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	2	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1330	936	1070	1176	1060	1020
2nd Sty Area	0	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1690	1776	1520	1596	1556	1480
Att/Det Gar Sqft	528	440	399	396	264	
Prior Land	$13,600					
Prior Total	$50,000					
Comp Land Estimate	$15,000	$11,000	$13,000	$8,000	$7,200	$7,000
Sale Date		6/23/2020	9/30/2019	10/14/2020	4/26/2018	7/13/2018
Sale Price		$110,800	$125,600	$131,840	$83,000	$112,000
Time Adj Sale Price		$111,000	$128,500	$131,800	$91,800	$121,800
TADJSP/SQFT		$62.50	$84.54	$82.58	$59.00	$82.30
Total Adj Factors	$60,800	$61,900	$48,100	$52,000	$43,400	$44,200
Adjusted Sale Price		$109,900	$141,200	$140,600	$109,200	$138,400
Comparable Estimate	$128,000 ($75.74/SFLA)					

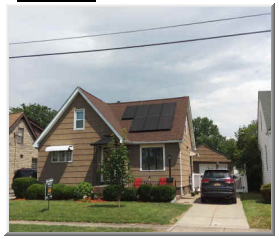
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-6.1	113.70-2-1	113.64-1-31	113.61-4-29.1	113.56-8-12	113.61-3-23
Owner	Schmitt, Kyle	Robbins, Michael A	Chavanne, Jacqueline C	Schlau, Annette L	Stellrecht, Heather	Campbell, Errol T
Address	124 Alaska St	1420 Harlem Rd	71 Frederick St	227 Alaska St	29 Milsom Ave	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 117	60 x 120	35 x 109	88 x 117	60 x 102	60 x 117
Building Style	02 Raised ranch	02 Raised ranch	02 Raised 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	1997 / 0	1985 / 0	1998 / 0	1987 / 0	1993 / 0	1957 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	952	820	968	1560	1481	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	700 0	0 221	0 0	0 0	0 0
SFLA	1288	1520	968	1560	1481	1306
Att/Det Gar Sqft				480	473	294
Prior Land	$12,700					
Prior Total	$68,000					
Comp Land Estimate	$14,000	$13,000	$8,000	$16,000	$12,000	$13,000
Sale Date		9/13/2018	6/6/2018	10/17/2019	3/6/2020	6/12/2020
Sale Price		$155,000	$98,000	$160,000	$157,500	$131,000
Time Adj Sale Price		$166,600	$107,100	$163,200	$158,600	$131,200
TADJSP/SQFT		$109.61	$110.64	$104.62	$107.09	$100.46
Total Adj Factors	$73,000	$78,000	$45,900	$85,100	$79,100	$76,900
Adjusted Sale Price		$161,600	$134,200	$151,100	$152,500	$127,300
Comparable Estimate	$145,000 ($112.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-20	113.69-4-1	112.67-4-25	112.76-4-20	112.76-4-8	113.77-4-23
Owner	Malczewski, Stephanie	Wilson, Amanda	Miranda, Angela M	Karki, Deo N	Marino, Jillian M	Wayne, Alexis M
Address	125 Alaska St	80 Colby St	6 Colton St	68 Claude Dr	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	35 x 125	75 x 124	50 x 100	50 x 100	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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1961 / 0	1958 / 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	3 Hot wtr/stm 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	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	1000	1020	958	1012	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 442	0 0
SFLA	1000	1020	958	1012	884	1176
Att/Det Gar Sqft	440	300	352	352	308	440
Prior Land	$8,200					
Prior Total	$76,600					
Comp Land Estimate	$12,000	$9,000	$15,000	$11,000	$11,000	$12,000
Sale Date		4/11/2020	7/23/2020	10/16/2020	6/5/2020	5/27/2020
Sale Price		$115,000	$148,000	$134,900	$140,000	$150,000
Time Adj Sale Price		$115,600	$148,000	$134,900	$140,200	$150,500
TADJSP/SQFT		$113.33	$154.49	$133.30	$158.60	$127.98
Total Adj Factors	$54,000	$51,200	$52,600	$52,300	$47,700	$60,000
Adjusted Sale Price		$118,400	$149,400	$136,600	$146,500	$144,500
Comparable Estimate	$139,000 ($139/SFLA)					

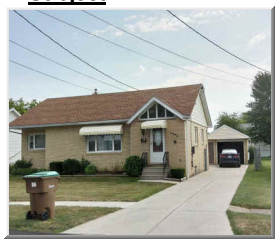
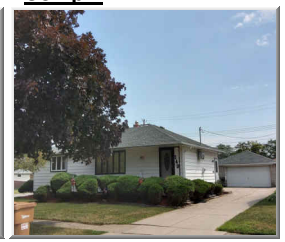
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-21	113.69-4-1	112.67-4-25	112.76-4-20	112.76-4-8	113.77-4-23
Owner	Fox, Eugene F	Wilson, Amanda	Miranda, Angela M	Karki, Deo N	Marino, Jillian M	Wayne, Alexis M
Address	129 Alaska St	80 Colby St	6 Colton St	68 Claude Dr	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	35 x 125	75 x 124	50 x 100	50 x 100	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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1961 / 0	1958 / 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	3 Hot wtr/stm 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	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	1000	1020	958	1012	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 442	0 0
SFLA	1000	1020	958	1012	884	1176
Att/Det Gar Sqft	462	300	352	352	308	440
Prior Land	$8,200					
Prior Total	$76,800					
Comp Land Estimate	$12,000	$9,000	$15,000	$11,000	$11,000	$12,000
Sale Date		4/11/2020	7/23/2020	10/16/2020	6/5/2020	5/27/2020
Sale Price		$115,000	$148,000	$134,900	$140,000	$150,000
Time Adj Sale Price		$115,600	$148,000	$134,900	$140,200	$150,500
TADJSP/SQFT		$113.33	$154.49	$133.30	$158.60	$127.98
Total Adj Factors	$54,200	$51,200	$52,600	$52,300	$47,700	$60,000
Adjusted Sale Price		$118,600	$149,600	$136,800	$146,700	$144,700
Comparable Estimate	$139,000 ($139/SFLA)					

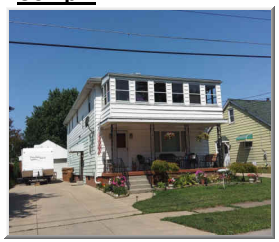
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-22	113.69-4-1	112.67-4-25	112.76-4-20	112.76-4-8	113.77-4-23
Owner	Viggato, Richard J	Wilson, Amanda	Miranda, Angela M	Karki, Deo N	Marino, Jillian M	Wayne, Alexis M
Address	133 Alaska St	80 Colby St	6 Colton St	68 Claude Dr	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 117	35 x 125	75 x 124	50 x 100	50 x 100	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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1964 / 0	1961 / 0	1958 / 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	3 Hot wtr/stm 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	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	1000	1020	958	1012	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 300	0 0	0 0	0 442	0 0
SFLA	1000	1020	958	1012	884	1176
Att/Det Gar Sqft	440	300	352	352	308	440
Prior Land	$8,200					
Prior Total	$76,500					
Comp Land Estimate	$12,000	$9,000	$15,000	$11,000	$11,000	$12,000
Sale Date		4/11/2020	7/23/2020	10/16/2020	6/5/2020	5/27/2020
Sale Price		$115,000	$148,000	$134,900	$140,000	$150,000
Time Adj Sale Price		$115,600	$148,000	$134,900	$140,200	$150,500
TADJSP/SQFT		$113.33	$154.49	$133.30	$158.60	$127.98
Total Adj Factors	$55,600	$51,200	$52,600	$52,300	$47,700	$60,000
Adjusted Sale Price		$120,000	$151,000	$138,200	$148,100	$146,100
Comparable Estimate	$141,000 ($141/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-5	112.76-1-3	112.76-2-27	113.61-4-24	113.78-1-12	113.62-5-21
Owner	Safiullah, Shah	Schneider, Kyle R	Change, Courtney L	Toledo-Castro, Oudaliz	Volsch, Dorian C	Rose-Lindquist, Molly K
Address	134 Alaska St	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	205 Alaska St	12 Hedley St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 117	50 x 114	50 x 114	45 x 117	50 x 120	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1951 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	4	4	2	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	912	909	876	825	916	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 462	0 0	0 0	0 0
SFLA	1328	1305	1314	1221	1411	1278
Att/Det Gar Sqft	440	440	308		392	352
Prior Land	$10,500					
Prior Total	$75,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$12,000	$11,000
Sale Date		10/21/2020	10/24/2019	8/31/2020	4/3/2020	9/16/2020
Sale Price		$142,500	$129,900	$115,000	$185,000	$139,000
Time Adj Sale Price		$142,500	$132,500	$115,000	$185,900	$139,000
TADJSP/SQFT		$109.20	$100.84	$94.19	$131.75	$108.76
Total Adj Factors	$53,600	$54,300	$54,100	$27,700	$88,600	$53,600
Adjusted Sale Price		$141,800	$132,000	$140,900	$150,900	$139,000
Comparable Estimate	$141,000 ($106.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-4	113.61-4-24	113.62-5-21	112.76-1-3	113.70-5-17	113.61-5-13
Owner	Riley, Timothy M	Toledo-Castro, Oudaliz	Rose-Lindquist, Molly K	Schneider, Kyle R	Samuel, Brittany	Fiegl, Grant
Address	138 Alaska St	205 Alaska St	221 Aris Ave	300 Meadowbrook Pkwy	157 Aris Ave	130 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	42 x 117	45 x 117	51 x 98	50 x 114	55 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1952 / 0	1957 / 0	1950 / 0	1952 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	2	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	918	825	948	909	924	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 952
SFLA	1311	1221	1278	1305	1254	1428
Att/Det Gar Sqft	437		352	440	440	352
Prior Land	$9,700					
Prior Total	$80,000					
Comp Land Estimate	$10,000	$11,000	$11,000	$12,000	$13,000	$13,000
Sale Date		8/31/2020	9/16/2020	10/21/2020	10/16/2020	8/26/2019
Sale Price		$115,000	$139,000	$142,500	$115,000	$120,000
Time Adj Sale Price		$115,000	$139,000	$142,500	$115,000	$123,200
TADJSP/SQFT		$94.19	$108.76	$109.20	$91.71	$86.27
Total Adj Factors	$71,500	$27,700	$53,600	$54,300	$54,400	$58,900
Adjusted Sale Price		$158,800	$156,900	$159,700	$132,100	$135,800
Comparable Estimate	$149,000 ($113.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-23	113.61-3-23	113.69-4-1	113.77-4-23	113.69-3-26	113.77-5-16
Owner	Chmielewski, Robert D	Campbell, Errol T	Wilson, Amanda	Wayne, Alexis M	Branka, Steven	Shaw, Joshua K
Address	141 Alaska St	195 Medina St	80 Colby St	81 Alaska St	149 Medina St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 117	35 x 125	50 x 117	65 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1964 / 0	1958 / 0	1956 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	1296	1306	1020	1176	1452	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 0
SFLA	1296	1306	1020	1176	1452	1300
Att/Det Gar Sqft	320	294	300	440	576	440
Prior Land	$9,200					
Prior Total	$83,400					
Comp Land Estimate	$13,000	$13,000	$9,000	$12,000	$14,000	$14,000
Sale Date		6/12/2020	4/11/2020	5/27/2020	12/2/2019	8/2/2019
Sale Price		$131,000	$115,000	$150,000	$124,500	$120,900
Time Adj Sale Price		$131,200	$115,600	$150,500	$126,200	$124,100
TADJSP/SQFT		$100.46	$113.33	$127.98	$86.91	$95.46
Total Adj Factors	$64,300	$76,900	$51,200	$60,000	$71,800	$63,700
Adjusted Sale Price		$118,600	$128,700	$154,800	$118,700	$124,700
Comparable Estimate	$129,000 ($99.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-3	113.69-3-3	113.55-3-7	102.18-2-17	113.48-8-7	113.54-4-3.1
Owner	Rwanika, Francine	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Parker, Robert J	Rashid, Harunur
Address	144 Alaska St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	50 Patricia Ln	84 Warsaw St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 117	51 x 108	75 x 110	50 x 102	62 x 123
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1972 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 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	1320	1320	1378	1173	858	858
2nd Sty Area	1320	1320	1378	1260	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	2640	2640	2756	2433	1716	1716
Att/Det Gar Sqft	484	484	440	484	528	416
Prior Land	$11,900					
Prior Total	$110,000					
Comp Land Estimate	$13,000	$13,000	$12,000	$14,000	$11,000	$14,000
Sale Date		5/19/2020	1/9/2019	12/10/2019	9/12/2019	12/7/2018
Sale Price		$165,000	$175,000	$191,000	$160,000	$139,900
Time Adj Sale Price		$165,600	$183,800	$193,600	$163,800	$147,800
TADJSP/SQFT		$62.73	$66.69	$79.57	$95.45	$86.13
Total Adj Factors	$85,000	$87,100	$89,800	$121,300	$65,300	$66,000
Adjusted Sale Price		$163,500	$179,000	$157,300	$183,500	$166,800
Comparable Estimate	$170,000 ($64.39/SFLA)					

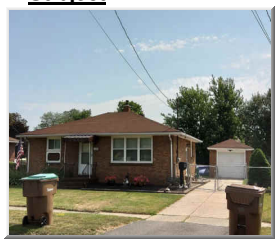
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-24	113.61-3-23	113.69-3-26	113.77-4-23	113.77-5-16	112.75-5-28
Owner	Badame, Peter P Jr	Campbell, Errol T	Branka, Steven	Wayne, Alexis M	Shaw, Joshua K	Kromphardt, Eric J
Address	149 Alaska St	195 Medina St	149 Medina St	81 Alaska St	6 Colby St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 117	60 x 117	65 x 117	50 x 117	68 x 120	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1956 / 0	1958 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1403	1306	1452	1176	1300	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 560
SFLA	1403	1306	1452	1176	1300	1230
Att/Det Gar Sqft	462	294	576	440	440	576
Prior Land	$14,500					
Prior Total	$92,000					
Comp Land Estimate	$16,000	$13,000	$14,000	$12,000	$14,000	$12,000
Sale Date		6/12/2020	12/2/2019	5/27/2020	8/2/2019	6/17/2020
Sale Price		$131,000	$124,500	$150,000	$120,900	$129,900
Time Adj Sale Price		$131,200	$126,200	$150,500	$124,100	$130,100
TADJSP/SQFT		$100.46	$86.91	$127.98	$95.46	$105.77
Total Adj Factors	$73,400	$76,900	$71,800	$60,000	$63,700	$61,900
Adjusted Sale Price		$127,700	$127,800	$163,900	$133,800	$141,600
Comparable Estimate	$139,000 ($99.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-2	113.69-3-26	113.61-3-23	112.76-2-2	113.77-5-16	113.69-3-11
Owner	Gawlowicz, Paul J	Branka, Steven	Campbell, Errol T	Delo, Stephanie A	Shaw, Joshua K	Maldonado, Carlos J
Address	150 Alaska St	149 Medina St	195 Medina St	118 Rossler Ave	6 Colby St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 117	65 x 117	60 x 117	50 x 119	68 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1948 / 0	1954 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1452	1452	1306	1370	1300	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 350	0 0	0 0
SFLA	1452	1452	1306	1370	1300	1156
Att/Det Gar Sqft	484	576	294	400	440	280
Prior Land	$14,500					
Prior Total	$98,000					
Comp Land Estimate	$16,000	$14,000	$13,000	$12,000	$14,000	$12,000
Sale Date		12/2/2019	6/12/2020	1/24/2020	8/2/2019	10/30/2019
Sale Price		$124,500	$131,000	$105,500	$120,900	$134,500
Time Adj Sale Price		$126,200	$131,200	$106,600	$124,100	$137,200
TADJSP/SQFT		$86.91	$100.46	$77.81	$95.46	$118.69
Total Adj Factors	$73,300	$71,800	$76,900	$67,900	$63,700	$56,400
Adjusted Sale Price		$127,700	$127,600	$112,000	$133,700	$154,100
Comparable Estimate	$131,000 ($90.22/SFLA)					

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

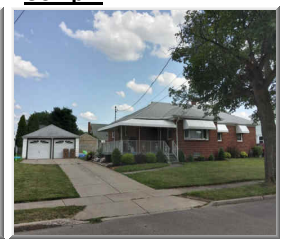
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-3-1	113.77-4-23	113.61-3-23	113.69-3-11	112.75-5-28	112.76-4-20
Owner	Douce, Malcolm	Wayne, Alexis M	Campbell, Errol T	Maldonado, Carlos J	Kromphardt, Eric J	Karki, Deo N
Address	158 Alaska St	81 Alaska St	195 Medina St	102 Alaska St	293 Shanley St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	95 x 117	50 x 117	60 x 117	50 x 117	51 x 114	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1955 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	1176	1176	1306	1156	1230	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560	0 0
SFLA	1176	1176	1306	1156	1230	1012
Att/Det Gar Sqft	352	440	294	280	576	352
Prior Land	$11,900					
Prior Total	$79,500					
Comp Land Estimate	$17,000	$12,000	$13,000	$12,000	$12,000	$11,000
Sale Date		5/27/2020	6/12/2020	10/30/2019	6/17/2020	10/16/2020
Sale Price		$150,000	$131,000	$134,500	$129,900	$134,900
Time Adj Sale Price		$150,500	$131,200	$137,200	$130,100	$134,900
TADJSP/SQFT		$127.98	$100.46	$118.69	$105.77	$133.30
Total Adj Factors	$61,700	$60,000	$76,900	$56,400	$61,900	$52,300
Adjusted Sale Price		$152,200	$116,000	$142,500	$129,900	$144,300
Comparable Estimate	$137,000 ($116.5/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	113.69-4-25	113.69-4-1	112.76-4-8	112.67-4-25	113.70-1-12	112.67-5-1.1
Owner	Golubski, Frank J	Wilson, Amanda	Marino, Jillian M	Miranda, Angela M	Shenk, Amanda	Miller, Lisa June
Address	159 Alaska St	80 Colby St	114 Claude Dr	6 Colton St	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	35 x 125	50 x 100	75 x 124	50 x 120	212 x 153
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	1964 / 0	1958 / 0	1961 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	918	1020	884	958	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 442	0 0	0 0	0 0
SFLA	918	1020	884	958	877	884
Att/Det Gar Sqft	320	300	308	352	280	304
Prior Land	$9,200					
Prior Total	$73,900					
Comp Land Estimate	$13,000	$9,000	$11,000	$15,000	$12,000	$21,000
Sale Date		4/11/2020	6/5/2020	7/23/2020	6/17/2019	9/10/2019
Sale Price		$115,000	$140,000	$148,000	$116,000	$119,000
Time Adj Sale Price		$115,600	$140,200	$148,000	$119,900	$121,800
TADJSP/SQFT		$113.33	$158.60	$154.49	$136.72	$137.78
Total Adj Factors	$49,900	$51,200	$47,700	$52,600	$45,400	$55,200
Adjusted Sale Price		$114,300	$142,400	$145,300	$124,400	$116,500
Comparable Estimate	$129,000 ($140.52/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	113.69-4-26	113.69-4-1	112.76-4-8	112.67-4-25	113.70-1-12	112.67-5-1.1
Owner	Bogdan, Christine	Wilson, Amanda	Marino, Jillian M	Miranda, Angela M	Shenk, Amanda	Miller, Lisa June
Address	163 Alaska St	80 Colby St	114 Claude Dr	6 Colton St	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 117	35 x 125	50 x 100	75 x 124	50 x 120	212 x 153
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	1964 / 0	1958 / 0	1961 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	891	1020	884	958	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 442	0 0	0 0	0 0
SFLA	891	1020	884	958	877	884
Att/Det Gar Sqft	308	300	308	352	280	304
Prior Land	$12,300					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$9,000	$11,000	$15,000	$12,000	$21,000
Sale Date		4/11/2020	6/5/2020	7/23/2020	6/17/2019	9/10/2019
Sale Price		$115,000	$140,000	$148,000	$116,000	$119,000
Time Adj Sale Price		$115,600	$140,200	$148,000	$119,900	$121,800
TADJSP/SQFT		$113.33	$158.60	$154.49	$136.72	$137.78
Total Adj Factors	$49,100	$51,200	$47,700	$52,600	$45,400	$55,200
Adjusted Sale Price		$113,500	$141,600	$144,500	$123,600	$115,700
Comparable Estimate	$128,000 ($143.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-19	113.69-3-26	113.61-3-23	112.76-2-2	113.55-1-4	113.77-5-16
Owner	Foster, Chad	Branka, Steven	Campbell, Errol T	Delo, Stephanie A	Prusak, Shirley	Shaw, Joshua K
Address	174 Alaska St	149 Medina St	195 Medina St	118 Rossler Ave	95 Mansion Ave	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	93 x 117	65 x 117	60 x 117	50 x 119	93 x 108	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1956 / 0	1957 / 0	1948 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1585	1452	1306	1370	1360	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 350	0 0	0 0
SFLA	1585	1452	1306	1370	1360	1300
Att/Det Gar Sqft	240	576	294	400	440	440
Prior Land	$14,800					
Prior Total	$99,000					
Comp Land Estimate	$17,000	$14,000	$13,000	$12,000	$16,000	$14,000
Sale Date		12/2/2019	6/12/2020	1/24/2020	3/18/2020	8/2/2019
Sale Price		$124,500	$131,000	$105,500	$145,000	$120,900
Time Adj Sale Price		$126,200	$131,200	$106,600	$146,000	$124,100
TADJSP/SQFT		$86.91	$100.46	$77.81	$107.35	$95.46
Total Adj Factors	$74,100	$71,800	$76,900	$67,900	$68,800	$63,700
Adjusted Sale Price		$128,500	$128,400	$112,800	$151,300	$134,500
Comparable Estimate	$131,000 ($82.65/SFLA)					

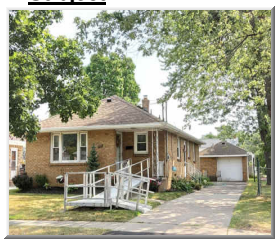
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-19	113.61-5-22	113.70-4-24	113.78-4-4	112.68-1-27	113.61-4-24
Owner	Krakowski, Brian	Simons, Patricia E	Rodriguez, Carlos A	Bailey, Matthew R	Klein, Brian J	Toledo-Castro, Oudaliz
Address	175 Alaska St	91 Colby St	209 Crisfield Ave	90 Aris Ave	49 Colton St	205 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	93 x 117	63 x 120	48 x 114	50 x 114	45 x 124	45 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1952 / 0	1954 / 0	1954 / 0	1955 / 0	1951 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	4	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	752	660	730	704	720	825
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	1052	990	1060	1056	1080	1221
Att/Det Gar Sqft	308	260	294		280	
Prior Land	$11,800					
Prior Total	$75,600					
Comp Land Estimate	$17,000	$14,000	$11,000	$12,000	$11,000	$11,000
Sale Date		2/10/2020	1/31/2020	9/17/2020	10/1/2020	8/31/2020
Sale Price		$105,000	$122,000	$140,000	$125,000	$115,000
Time Adj Sale Price		$105,900	$123,200	$140,000	$125,000	$115,000
TADJSP/SQFT		$106.97	$116.23	$132.58	$115.74	$94.19
Total Adj Factors	$47,800	$43,600	$58,200	$42,600	$44,700	$27,700
Adjusted Sale Price		$110,100	$112,800	$145,200	$128,100	$135,100
Comparable Estimate	$126,000 ($119.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143001
Print Key	113.61-4-20	113.70-8-1.1	102.18-2-13	113.54-4-3.1	113.69-3-3	112.27-1-67
Owner	Neureuther, Melanie A	Farnham, William D	Leli, Susan	Rashid, Harunur	Rwanika, Francine	Webb, Tanya M
Address	181 Alaska St	207 Parker St	138 Lemoine Ave	84 Warsaw St	144 Alaska St	306 Atlantic 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	120	120	120	120	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 117	114 x 114	60 x 110	62 x 123	60 x 117	45 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1961 / 0	1950 / 0	1955 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	2.0	1.7
Bedrooms	4	4	5	4	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1374	1553	1338	858	1320	780
2nd Sty Area	0	0	980	858	1320	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1998	2597	2591	1716	2640	1560
Att/Det Gar Sqft	400	552	399	416	484	440
Prior Land	$14,500					
Prior Total	$92,000					
Comp Land Estimate	$16,000	$18,000	$13,000	$14,000	$13,000	$11,000
Sale Date		7/18/2018	9/23/2020	12/7/2018	5/19/2020	5/25/2018
Sale Price		$165,000	$169,900	$139,900	$165,000	$100,000
Time Adj Sale Price		$179,400	$169,900	$147,800	$165,600	$109,900
TADJSP/SQFT		$69.08	$65.57	$86.13	$62.73	$70.45
Total Adj Factors	$76,900	$96,600	$91,500	$66,000	$87,100	$60,700
Adjusted Sale Price		$159,700	$155,300	$158,700	$155,400	$126,100
Comparable Estimate	$150,000 ($75.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-18	113.69-3-26	113.61-3-23	123.36-6-3	113.77-4-23	112.75-5-28
Owner	Blamowski, Jeffrey L	Branka, Steven	Campbell, Errol T	Gasiewicz, Stephanie M	Wayne, Alexis M	Kromphardt, Eric J
Address	184 Alaska St	149 Medina St	195 Medina St	42 Rossler Ave	81 Alaska St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 117	65 x 117	60 x 117	80 x 100	50 x 117	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1963 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	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	1476	1452	1306	1496	1176	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 204	0 0	0 560
SFLA	1476	1452	1306	1496	1176	1230
Att/Det Gar Sqft	276	576	294	520	440	576
Prior Land	$14,500					
Prior Total	$93,000					
Comp Land Estimate	$16,000	$14,000	$13,000	$14,000	$12,000	$12,000
Sale Date		12/2/2019	6/12/2020	11/1/2019	5/27/2020	6/17/2020
Sale Price		$124,500	$131,000	$127,000	$150,000	$129,900
Time Adj Sale Price		$126,200	$131,200	$129,100	$150,500	$130,100
TADJSP/SQFT		$86.91	$100.46	$86.30	$127.98	$105.77
Total Adj Factors	$73,900	$71,800	$76,900	$90,400	$60,000	$61,900
Adjusted Sale Price		$128,300	$128,200	$112,600	$164,400	$142,100
Comparable Estimate	$135,000 ($91.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-17	113.61-3-23	113.77-4-23	113.69-3-11	113.69-4-1	112.75-5-28
Owner	Lelonek, Edward	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J	Wilson, Amanda	Kromphardt, Eric J
Address	190 Alaska St	195 Medina St	81 Alaska St	102 Alaska St	80 Colby St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	60 x 117	50 x 117	50 x 117	35 x 125	51 x 114
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	1957 / 0	1958 / 0	1955 / 0	1964 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	1192	1306	1176	1156	1020	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 560
SFLA	1192	1306	1176	1156	1020	1230
Att/Det Gar Sqft	754	294	440	280	300	576
Prior Land	$11,200					
Prior Total	$84,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$9,000	$12,000
Sale Date		6/12/2020	5/27/2020	10/30/2019	4/11/2020	6/17/2020
Sale Price		$131,000	$150,000	$134,500	$115,000	$129,900
Time Adj Sale Price		$131,200	$150,500	$137,200	$115,600	$130,100
TADJSP/SQFT		$100.46	$127.98	$118.69	$113.33	$105.77
Total Adj Factors	$62,900	$76,900	$60,000	$56,400	$51,200	$61,900
Adjusted Sale Price		$117,200	$153,400	$143,700	$127,300	$131,100
Comparable Estimate	$135,000 ($113.26/SFLA)					

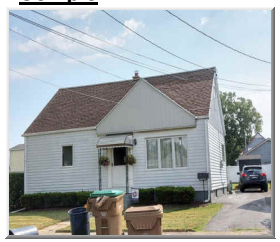
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-21	113.69-4-1	112.76-4-20	113.77-4-23	113.61-3-23	113.69-3-11
Owner	Czwojdak, Donna M	Wilson, Amanda	Karki, Deo N	Wayne, Alexis M	Campbell, Errol T	Maldonado, Carlos J
Address	191 Alaska St	80 Colby St	68 Claude Dr	81 Alaska St	195 Medina St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	35 x 125	50 x 100	50 x 117	60 x 117	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1964 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	1068	1020	1012	1176	1306	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 300	0 0	0 0	0 0	0 0
SFLA	1068	1020	1012	1176	1306	1156
Att/Det Gar Sqft	345	300	352	440	294	280
Prior Land	$7,400					
Prior Total	$76,000					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$12,000
Sale Date		4/11/2020	10/16/2020	5/27/2020	6/12/2020	10/30/2019
Sale Price		$115,000	$134,900	$150,000	$131,000	$134,500
Time Adj Sale Price		$115,600	$134,900	$150,500	$131,200	$137,200
TADJSP/SQFT		$113.33	$133.30	$127.98	$100.46	$118.69
Total Adj Factors	$54,100	$51,200	$52,300	$60,000	$76,900	$56,400
Adjusted Sale Price		$118,500	$136,700	$144,600	$108,400	$134,900
Comparable Estimate	$129,000 ($120.79/SFLA)					

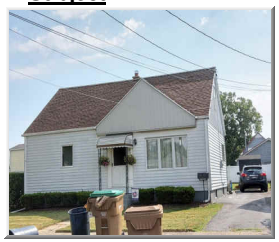
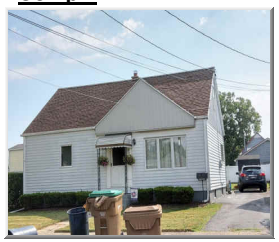
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-22	113.69-4-1	112.76-4-20	113.77-4-23	113.61-3-23	112.76-4-8
Owner	Nagel, Richard C	Wilson, Amanda	Karki, Deo N	Wayne, Alexis M	Campbell, Errol T	Marino, Jillian M
Address	195 Alaska St	80 Colby St	68 Claude Dr	81 Alaska St	195 Medina St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	35 x 125	50 x 100	50 x 117	60 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1964 / 0	1958 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1020	1012	1176	1306	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 440	0 300	0 0	0 0	0 0	0 442
SFLA	1068	1020	1012	1176	1306	884
Att/Det Gar Sqft	308	300	352	440	294	308
Prior Land	$7,400					
Prior Total	$75,800					
Comp Land Estimate	$11,000	$9,000	$11,000	$12,000	$13,000	$11,000
Sale Date		4/11/2020	10/16/2020	5/27/2020	6/12/2020	6/5/2020
Sale Price		$115,000	$134,900	$150,000	$131,000	$140,000
Time Adj Sale Price		$115,600	$134,900	$150,500	$131,200	$140,200
TADJSP/SQFT		$113.33	$133.30	$127.98	$100.46	$158.60
Total Adj Factors	$54,300	$51,200	$52,300	$60,000	$76,900	$47,700
Adjusted Sale Price		$118,700	$136,900	$144,800	$108,600	$146,800
Comparable Estimate	$131,000 ($122.66/SFLA)					

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

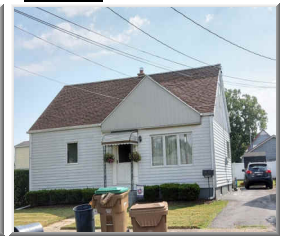
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-16	113.61-3-23	113.77-4-23	113.69-3-11	112.75-5-28	113.69-4-1
Owner	LaBranche, Alfred J	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J	Kromphardt, Eric J	Wilson, Amanda
Address	196 Alaska St	195 Medina St	81 Alaska St	102 Alaska St	293 Shanley St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	60 x 117	50 x 117	50 x 117	51 x 114	35 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1192	1306	1176	1156	1230	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560	0 300
SFLA	1192	1306	1176	1156	1230	1020
Att/Det Gar Sqft	484	294	440	280	576	300
Prior Land	$8,500					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$12,000	$9,000
Sale Date		6/12/2020	5/27/2020	10/30/2019	6/17/2020	4/11/2020
Sale Price		$131,000	$150,000	$134,500	$129,900	$115,000
Time Adj Sale Price		$131,200	$150,500	$137,200	$130,100	$115,600
TADJSP/SQFT		$100.46	$127.98	$118.69	$105.77	$113.33
Total Adj Factors	$57,500	$76,900	$60,000	$56,400	$61,900	$51,200
Adjusted Sale Price		$111,800	$148,000	$138,300	$125,700	$121,900
Comparable Estimate	$129,000 ($108.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-23	113.61-5-13	113.78-1-12	113.61-4-24	113.62-5-21	113.63-2-26
Owner	Schreier, Craig	Fiegl, Grant	Volsch, Dorian C	Toledo-Castro, Oudaliz	Rose-Lindquist, Molly K	Ras, Benita L
Address	199 Alaska St	130 Hedley St	12 Hedley St	205 Alaska St	221 Aris Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	60 x 120	50 x 120	45 x 117	51 x 98	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1954 / 0	1951 / 0	1952 / 0	1950 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	995	952	916	825	948	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 952	0 0	0 0	0 0	0 0
SFLA	1391	1428	1411	1221	1278	1374
Att/Det Gar Sqft	440	352	392		352	384
Prior Land	$10,100					
Prior Total	$86,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$11,000	$11,000	$13,000
Sale Date		8/26/2019	4/3/2020	8/31/2020	9/16/2020	4/24/2020
Sale Price		$120,000	$185,000	$115,000	$139,000	$132,100
Time Adj Sale Price		$123,200	$185,900	$115,000	$139,000	$132,800
TADJSP/SQFT		$86.27	$131.75	$94.19	$108.76	$96.65
Total Adj Factors	$68,600	$58,900	$88,600	$27,700	$53,600	$53,700
Adjusted Sale Price		$132,900	$165,900	$155,900	$154,000	$147,700
Comparable Estimate	$151,000 ($108.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-15	113.69-4-1	113.77-4-23	113.61-3-23	113.69-3-11	113.40-1-2
Owner	Hookway, Karen A	Wilson, Amanda	Wayne, Alexis M	Campbell, Errol T	Maldonado, Carlos J	Doromal, Rodolfo
Address	200 Alaska St	80 Colby St	81 Alaska St	195 Medina St	102 Alaska St	134 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	35 x 125	50 x 117	60 x 117	50 x 117	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1964 / 0	1958 / 0	1957 / 0	1955 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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 / 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	1152	1020	1176	1306	1156	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 560
SFLA	1152	1020	1176	1306	1156	1120
Att/Det Gar Sqft	352	300	440	294	280	308
Prior Land	$8,500					
Prior Total	$76,100					
Comp Land Estimate	$12,000	$9,000	$12,000	$13,000	$12,000	$11,000
Sale Date		4/11/2020	5/27/2020	6/12/2020	10/30/2019	9/28/2020
Sale Price		$115,000	$150,000	$131,000	$134,500	$158,000
Time Adj Sale Price		$115,600	$150,500	$131,200	$137,200	$158,000
TADJSP/SQFT		$113.33	$127.98	$100.46	$118.69	$141.07
Total Adj Factors	$57,100	$51,200	$60,000	$76,900	$56,400	$59,700
Adjusted Sale Price		$121,500	$147,600	$111,400	$137,900	$155,400
Comparable Estimate	$135,000 ($117.19/SFLA)					

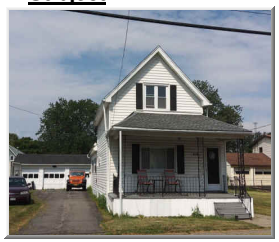
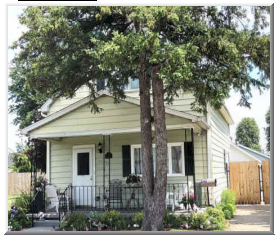
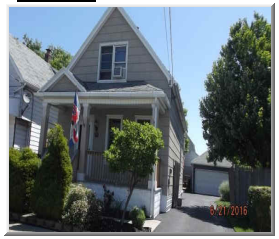
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-24	113.61-4-24	113.62-5-21	113.70-5-17	113.62-5-11	113.61-5-22
Owner	Toledo-Castro, Oudaliz	Toledo-Castro, Oudaliz	Rose-Lindquist, Molly K	Samuel, Brittany	Fuest, Lauren A	Simons, Patricia E
Address	205 Alaska St	205 Alaska St	221 Aris Ave	157 Aris Ave	238 Cass Ave	91 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	45 x 117	51 x 98	55 x 119	50 x 124	63 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1951 / 0	1952 / 0	1950 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	825	825	948	924	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1221	1221	1278	1254	1110	990
Att/Det Gar Sqft			352	440	352	260
Prior Land	$10,100					
Prior Total	$60,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$13,000	$12,000	$14,000
Sale Date		8/31/2020	9/16/2020	10/16/2020	6/16/2020	2/10/2020
Sale Price		$115,000	$139,000	$115,000	$161,519	$105,000
Time Adj Sale Price		$115,000	$139,000	$115,000	$161,800	$105,900
TADJSP/SQFT		$94.19	$108.76	$91.71	$145.77	$106.97
Total Adj Factors	$27,700	$27,700	$53,600	$54,400	$48,500	$43,600
Adjusted Sale Price		$115,000	$113,100	$88,300	$141,000	$90,000
Comparable Estimate	$109,000 ($89.27/SFLA)					

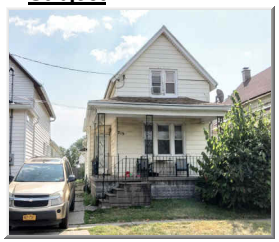
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-14	113.69-4-1	113.77-4-23	113.61-3-23	113.69-3-11	113.40-1-2
Owner	Merkt, George W	Wilson, Amanda	Wayne, Alexis M	Campbell, Errol T	Maldonado, Carlos J	Doromal, Rodolfo
Address	206 Alaska St	80 Colby St	81 Alaska St	195 Medina St	102 Alaska St	134 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	35 x 125	50 x 117	60 x 117	50 x 117	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1964 / 0	1958 / 0	1957 / 0	1955 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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 / 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	1152	1020	1176	1306	1156	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 560
SFLA	1152	1020	1176	1306	1156	1120
Att/Det Gar Sqft	308	300	440	294	280	308
Prior Land	$8,500					
Prior Total	$76,600					
Comp Land Estimate	$12,000	$9,000	$12,000	$13,000	$12,000	$11,000
Sale Date		4/11/2020	5/27/2020	6/12/2020	10/30/2019	9/28/2020
Sale Price		$115,000	$150,000	$131,000	$134,500	$158,000
Time Adj Sale Price		$115,600	$150,500	$131,200	$137,200	$158,000
TADJSP/SQFT		$113.33	$127.98	$100.46	$118.69	$141.07
Total Adj Factors	$57,000	$51,200	$60,000	$76,900	$56,400	$59,700
Adjusted Sale Price		$121,400	$147,500	$111,300	$137,800	$155,300
Comparable Estimate	$135,000 ($117.19/SFLA)					

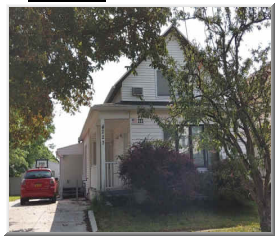
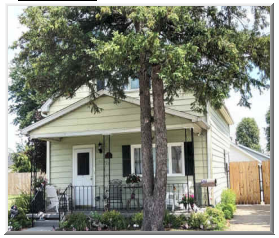
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-25	113.61-5-12	113.61-5-13	113.63-2-16	113.61-4-24	113.78-1-12
Owner	Bronoski, Chester J	Whitaker, Carrie L	Fiegl, Grant	Bowers, Amanda E	Toledo-Castro, Oudaliz	Volsch, Dorian C
Address	209 Alaska St	134 Hedley St	130 Hedley St	174 Bright St	205 Alaska St	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 120	60 x 120	50 x 124	45 x 117	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1951 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	876	1050	952	1020	825	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 470	0 952	0 0	0 0	0 0
SFLA	1533	1526	1428	1515	1221	1411
Att/Det Gar Sqft	360	484	352	320		392
Prior Land	$11,900					
Prior Total	$86,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$12,000	$11,000	$12,000
Sale Date		11/6/2019	8/26/2019	7/1/2019	8/31/2020	4/3/2020
Sale Price		$129,900	$120,000	$132,500	$115,000	$185,000
Time Adj Sale Price		$132,100	$123,200	$136,500	$115,000	$185,900
TADJSP/SQFT		$86.57	$86.27	$90.10	$94.19	$131.75
Total Adj Factors	$62,100	$65,900	$58,900	$62,500	$27,700	$88,600
Adjusted Sale Price		$128,300	$126,400	$136,100	$149,400	$159,400
Comparable Estimate	$140,000 ($91.32/SFLA)					

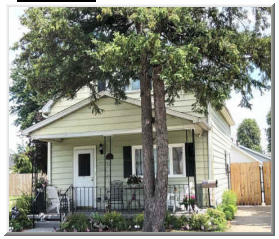
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-13	113.61-3-23	113.77-4-23	113.69-3-11	112.75-5-28	113.69-4-1
Owner	Wydra, Stephanie R	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J	Kromphardt, Eric J	Wilson, Amanda
Address	212 Alaska St	195 Medina St	81 Alaska St	102 Alaska St	293 Shanley St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 117	60 x 117	50 x 117	50 x 117	51 x 114	35 x 125
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	1959 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / 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	1192	1306	1176	1156	1230	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 560	0 300
SFLA	1192	1306	1176	1156	1230	1020
Att/Det Gar Sqft	308	294	440	280	576	300
Prior Land	$8,500					
Prior Total	$96,500					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$12,000	$9,000
Sale Date		6/12/2020	5/27/2020	10/30/2019	6/17/2020	4/11/2020
Sale Price		$131,000	$150,000	$134,500	$129,900	$115,000
Time Adj Sale Price		$131,200	$150,500	$137,200	$130,100	$115,600
TADJSP/SQFT		$100.46	$127.98	$118.69	$105.77	$113.33
Total Adj Factors	$62,100	$76,900	$60,000	$56,400	$61,900	$51,200
Adjusted Sale Price		$116,400	$152,600	$142,900	$130,300	$126,500
Comparable Estimate	$134,000 ($112.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-26	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Massengo, Albert S	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	217 Alaska St	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy	344 Pleasant Pkwy
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	90 x 109	75 x 100	72 x 107	38 x 100	50 x 159
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0	2.0
Bedrooms	6	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1316	1535	1065	1430	1100	1188
2nd Sty Area	0	0	0	0	1100	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1836	1993	1758	2145	2200	2178
Att/Det Gar Sqft	400	342	484	744	440	
Prior Land	$11,900					
Prior Total	$76,000					
Comp Land Estimate	$13,000	$16,000	$14,000	$14,000	$9,000	$14,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020	9/18/2018
Sale Price		$155,000	$166,000	$168,000	$137,000	$128,600
Time Adj Sale Price		$157,600	$166,000	$186,800	$137,000	$138,200
TADJSP/SQFT		$79.08	$94.43	$87.09	$62.27	$63.45
Total Adj Factors	$53,100	$59,400	$76,000	$64,200	$39,600	$52,500
Adjusted Sale Price		$151,300	$143,100	$175,700	$150,500	$138,800
Comparable Estimate	$152,000 ($82.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-12	113.55-5-11	123.35-9-18	113.71-8-2	123.28-3-9	112.68-2-14
Owner	Kinder, Jennifer B	Jackson, Kathleen M	Milburth, Robert Josepl	Otamere, Trina D	Shaw, Ashley L	Niedbalski, Samantha L
Address	218 Alaska St	97 Girard Ave	39 Shanley St	295 Parker St	125 Meadowbrook Pkw	180 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 117	63 x 108	60 x 100	60 x 119	30 x 99	32 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1914 / 0	1900 / 0	1922 / 0	1902 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	1.5	1.3	1.3	1.3	1.5
Bedrooms	3	3	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0
1st Sty Area	884	1070	1084	1244	920	1176
2nd Sty Area	448	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1332	1520	1351	1343	989	1596
Att/Det Gar Sqft	660	399	360	528		396
Prior Land	$14,500					
Prior Total	$46,000					
Comp Land Estimate	$16,000	$13,000	$12,000	$13,000	$7,000	$8,000
Sale Date		9/30/2019	1/22/2019	1/3/2020	4/7/2020	10/14/2020
Sale Price		$125,600	$106,000	$111,000	$85,000	$131,840
Time Adj Sale Price		$128,500	$111,300	$112,100	$85,400	$131,800
TADJSP/SQFT		$84.54	$82.38	$83.47	$86.35	$82.58
Total Adj Factors	$27,600	$48,100	$43,600	$47,400	$26,400	$52,000
Adjusted Sale Price		$108,000	$95,300	$92,300	$86,600	$107,400
Comparable Estimate	$98,000 ($73.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-27	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Grace Rentals LLC	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	219 Alaska St	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy	344 Pleasant Pkwy
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 117	90 x 109	75 x 100	72 x 107	38 x 100	50 x 159
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1902 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	1 No central No	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0	2.0
Bedrooms	5	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1464	1535	1065	1430	1100	1188
2nd Sty Area	0	0	0	0	1100	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1804	1993	1758	2145	2200	2178
Att/Det Gar Sqft		342	484	744	440	
Prior Land	$7,400					
Prior Total	$59,000					
Comp Land Estimate	$7,000	$16,000	$14,000	$14,000	$9,000	$14,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020	9/18/2018
Sale Price		$155,000	$166,000	$168,000	$137,000	$128,600
Time Adj Sale Price		$157,600	$166,000	$186,800	$137,000	$138,200
TADJSP/SQFT		$79.08	$94.43	$87.09	$62.27	$63.45
Total Adj Factors	$26,700	$59,400	$76,000	$64,200	$39,600	$52,500
Adjusted Sale Price		$124,900	$116,700	$149,300	$124,100	$112,400
Comparable Estimate	$125,000 ($69.29/SFLA)					

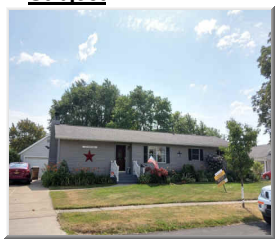
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-28.1	113.61-5-15	112.68-2-14	113.71-8-2	113.70-2-11	113.55-5-11
Owner	Canestro, Ronald	Marone, Thomas	Niedbalski, Samantha L	Otamere, Trina D	La Mond, Lisa	Jackson, Kathleen M
Address	223 Alaska St	118 Hedley St	180 Rossler Ave	295 Parker St	1368 Harlem Rd	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	60 x 120	32 x 125	60 x 119	45 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1903 / 0	1902 / 0	1900 / 0	1937 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.0	1.5
Bedrooms	4	2	2	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	1569	1240	1176	1244	936	1070
2nd Sty Area	0	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1859	1840	1596	1343	1776	1520
Att/Det Gar Sqft	576	528	396	528	440	399
Prior Land	$10,100					
Prior Total	$77,000					
Comp Land Estimate	$11,000	$13,000	$8,000	$13,000	$11,000	$13,000
Sale Date		4/10/2018	10/14/2020	1/3/2020	6/23/2020	9/30/2019
Sale Price		$115,000	$131,840	$111,000	$110,800	$125,600
Time Adj Sale Price		$127,100	$131,800	$112,100	$111,000	$128,500
TADJSP/SQFT		$69.08	$82.58	$83.47	$62.50	$84.54
Total Adj Factors	$59,700	$60,000	$52,000	$47,400	$61,900	$48,100
Adjusted Sale Price		$126,800	$139,500	$124,400	$108,800	$140,100
Comparable Estimate	$128,000 ($68.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-11	123.28-3-9	113.55-5-11	123.35-9-18	113.71-8-2	112.68-2-14
Owner	Hanna, Diana	Shaw, Ashley L	Jackson, Kathleen M	Milburth, Robert Josepl	Otamere, Trina D	Niedbalski, Samantha L
Address	226 Alaska St	125 Meadowbrook Pkwy	97 Girard Ave	39 Shanley St	295 Parker St	180 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	34 x 117	30 x 99	63 x 108	60 x 100	60 x 119	32 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1927 / 0	1914 / 0	1900 / 0	1902 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.3	1.5	1.3	1.3	1.5
Bedrooms	3	3	3	2	4	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	760	920	1070	1084	1244	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1020	989	1520	1351	1343	1596
Att/Det Gar Sqft			399	360	528	396
Prior Land	$8,200					
Prior Total	$36,000					
Comp Land Estimate	$8,000	$7,000	$13,000	$12,000	$13,000	$8,000
Sale Date		4/7/2020	9/30/2019	1/22/2019	1/3/2020	10/14/2020
Sale Price		$85,000	$125,600	$106,000	$111,000	$131,840
Time Adj Sale Price		$85,400	$128,500	$111,300	$112,100	$131,800
TADJSP/SQFT		$86.35	$84.54	$82.38	$83.47	$82.58
Total Adj Factors	$20,200	$26,400	$48,100	$43,600	$47,400	$52,000
Adjusted Sale Price		$79,200	$100,600	$87,900	$84,900	$100,000
Comparable Estimate	$91,000 ($89.22/SFLA)					

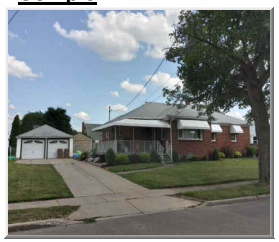
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-29.1	113.61-4-29.1	113.56-8-12	113.69-3-26	113.61-3-23	123.36-6-3
Owner	Schlau, Annette L	Schlau, Annette L	Stellrecht, Heather	Branka, Steven	Campbell, Errol T	Gasiewicz, Stephanie M
Address	227 Alaska St	227 Alaska St	29 Milsom Ave	149 Medina St	195 Medina St	42 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	88 x 117	88 x 117	60 x 102	65 x 117	60 x 117	80 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1993 / 0	1956 / 0	1957 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / 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	2
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1560	1560	1481	1452	1306	1496
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 204
SFLA	1560	1560	1481	1452	1306	1496
Att/Det Gar Sqft	480	480	473	576	294	520
Prior Land	$14,300					
Prior Total	$101,000					
Comp Land Estimate	$16,000	$16,000	$12,000	$14,000	$13,000	$14,000
Sale Date		10/17/2019	3/6/2020	12/2/2019	6/12/2020	11/1/2019
Sale Price		$160,000	$157,500	$124,500	$131,000	$127,000
Time Adj Sale Price		$163,200	$158,600	$126,200	$131,200	$129,100
TADJSP/SQFT		$104.62	$107.09	$86.91	$100.46	$86.30
Total Adj Factors	$85,100	$85,100	$79,100	$71,800	$76,900	$90,400
Adjusted Sale Price		$163,200	$164,600	$139,500	$139,400	$123,800
Comparable Estimate	$146,000 ($93.59/SFLA)					

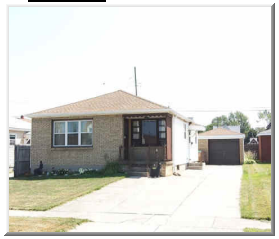
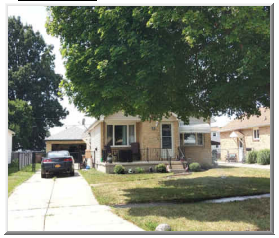
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-3-10	113.55-10-10.1	113.64-1-19	113.55-8-5	113.70-5-16	113.70-2-11
Owner	Hanna, Diana	Brice, Tiona-Meche	Ahmed, Hasan	Keuck, Donald J	Baker, Roger	La Mond, Lisa
Address	232 Alaska St	27 Peoria Ave	8 Henry St	6 Girard Ave	258 Parker St	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	34 x 117	90 x 108	77 x 109	100 x 108	50 x 120	45 x 120
Building Style	05 Colonial	08 Old style	01 Ranch	05 Colonial	04 Cape cod	08 Old style
Exterior Wall	05 Concrete	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1945 / 0	1952 / 0	1962 / 0	1950 / 0	1937 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	2.0	1.7	2.0
Bedrooms	3	4	3	5	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	3 / 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	3 Partial 0
1st Sty Area	1008	1008	2000	1608	1035	936
2nd Sty Area	1008	1008	0	1240	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2016	2016	2000	2848	1867	1776
Att/Det Gar Sqft	552	528	440	483	765	440
Prior Land	$8,200					
Prior Total	$64,000					
Comp Land Estimate	$8,000	$16,000	$14,000	$17,000	$12,000	$11,000
Sale Date		12/17/2018	10/16/2020	5/7/2019	6/4/2018	6/23/2020
Sale Price		$110,000	$150,000	$195,080	$138,000	$110,800
Time Adj Sale Price		$116,200	$150,000	$202,300	$150,900	$111,000
TADJSP/SQFT		$57.64	$75.00	$71.03	$80.82	$62.50
Total Adj Factors	$34,300	$69,500	$79,700	$115,000	$75,300	$61,900
Adjusted Sale Price		$81,000	$104,600	$121,600	$109,900	$83,400
Comparable Estimate	$100,000 ($49.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-9	113.61-3-23	113.69-3-26	113.77-5-16	113.77-4-23	113.55-1-4
Owner	Boyce, Mildred T	Campbell, Errol T	Branka, Steven	Shaw, Joshua K	Wayne, Alexis M	Prusak, Shirley
Address	68 Aris Ave	195 Medina St	149 Medina St	6 Colby St	81 Alaska St	95 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	81 x 111	60 x 117	65 x 117	68 x 120	50 x 117	93 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1954 / 0	1958 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1392	1306	1452	1300	1176	1360
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1392	1306	1452	1300	1176	1360
Att/Det Gar Sqft	600	294	576	440	440	440
Prior Land	$12,600					
Prior Total	$94,800					
Comp Land Estimate	$15,000	$13,000	$14,000	$14,000	$12,000	$16,000
Sale Date		6/12/2020	12/2/2019	8/2/2019	5/27/2020	3/18/2020
Sale Price		$131,000	$124,500	$120,900	$150,000	$145,000
Time Adj Sale Price		$131,200	$126,200	$124,100	$150,500	$146,000
TADJSP/SQFT		$100.46	$86.91	$95.46	$127.98	$107.35
Total Adj Factors	$70,700	$76,900	$71,800	$63,700	$60,000	$68,800
Adjusted Sale Price		$125,000	$125,100	$131,100	$161,200	$147,900
Comparable Estimate	$138,000 ($99.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-8	113.78-4-4	113.70-4-24	113.70-5-20	113.78-4-3	113.62-5-11
Owner	Ghirsig, Robert C	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Johnson, Yvette	Fuest, Lauren A
Address	74 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	94 Aris Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	48 x 114	60 x 98	54 x 114	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1954 / 0	1956 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	734	704	730	768	794	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 72	0 0	0 0
SFLA	1086	1056	1060	1152	1171	1110
Att/Det Gar Sqft	672		294	400	440	352
Prior Land	$9,500					
Prior Total	$73,900					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	12/7/2018	6/16/2020
Sale Price		$140,000	$122,000	$135,500	$130,000	$161,519
Time Adj Sale Price		$140,000	$123,200	$138,200	$137,300	$161,800
TADJSP/SQFT		$132.58	$116.23	$119.97	$117.25	$145.77
Total Adj Factors	$48,700	$42,600	$58,200	$53,100	$51,700	$48,500
Adjusted Sale Price		$146,100	$113,700	$133,800	$134,300	$162,000
Comparable Estimate	$138,000 ($127.07/SFLA)					

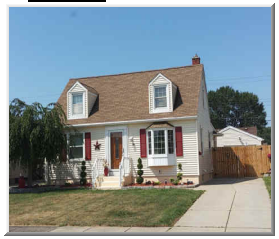
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-7	113.78-4-4	113.70-4-24	113.70-5-20	113.70-3-19	113.78-4-5
Owner	Montes-Vega, Veronica	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Crawford, Chelsea N	Ignatowski, Kathleen
Address	78 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	1365 Harlem Rd	86 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	48 x 114	60 x 98	46 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1956 / 0	1951 / 0	1956 / 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 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 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	726	704	730	768	860	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 72	0 0	0 225
SFLA	1056	1056	1060	1152	1025	990
Att/Det Gar Sqft	308		294	400	200	368
Prior Land	$8,100					
Prior Total	$60,300					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$11,000	$12,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	8/22/2019	11/29/2018
Sale Price		$140,000	$122,000	$135,500	$115,000	$125,000
Time Adj Sale Price		$140,000	$123,200	$138,200	$118,100	$132,800
TADJSP/SQFT		$132.58	$116.23	$119.97	$115.22	$134.14
Total Adj Factors	$35,000	$42,600	$58,200	$53,100	$42,300	$45,200
Adjusted Sale Price		$132,400	$100,000	$120,100	$110,800	$122,600
Comparable Estimate	$117,000 ($110.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-10.1	113.69-3-26	113.61-3-23	113.77-4-23	123.36-6-3	113.77-5-16
Owner	Gray, Robert L	Branka, Steven	Campbell, Errol T	Wayne, Alexis M	Gasiewicz, Stephanie M	Shaw, Joshua K
Address	79 Aris Ave	149 Medina St	195 Medina St	81 Alaska St	42 Rossler Ave	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	152 x 105	65 x 117	60 x 117	50 x 117	80 x 100	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1958 / 0	1963 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	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	1638	1452	1306	1176	1496	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1638	0 0	0 0	0 0	0 204	0 0
SFLA	1638	1452	1306	1176	1496	1300
Att/Det Gar Sqft	546	576	294	440	520	440
Prior Land	$18,500					
Prior Total	$114,000					
Comp Land Estimate	$20,000	$14,000	$13,000	$12,000	$14,000	$14,000
Sale Date		12/2/2019	6/12/2020	5/27/2020	11/1/2019	8/2/2019
Sale Price		$124,500	$131,000	$150,000	$127,000	$120,900
Time Adj Sale Price		$126,200	$131,200	$150,500	$129,100	$124,100
TADJSP/SQFT		$86.91	$100.46	$127.98	$86.30	$95.46
Total Adj Factors	$90,900	$71,800	$76,900	$60,000	$90,400	$63,700
Adjusted Sale Price		$145,300	$145,200	$181,400	$129,600	$151,300
Comparable Estimate	$151,000 ($92.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-14	113.71-5-4	112.76-4-20	112.76-4-8	113.70-1-12	113.77-4-23
Owner	Kolasny, Edwin F	Squires, Clark E	Karki, Deo N	Marino, Jillian M	Shenk, Amanda	Wayne, Alexis M
Address	81 Aris Ave	22 Nandale Dr	68 Claude Dr	114 Claude Dr	14 Glidden St	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	47 x 100	50 x 149	50 x 100	50 x 100	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1958 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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 / 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	960	1072	1012	884	877	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 0
SFLA	960	1072	1012	884	877	1176
Att/Det Gar Sqft	308	484	352	308	280	440
Prior Land	$8,200					
Prior Total	$77,300					
Comp Land Estimate	$10,000	$13,000	$11,000	$11,000	$12,000	$12,000
Sale Date		10/8/2020	10/16/2020	6/5/2020	6/17/2019	5/27/2020
Sale Price		$155,000	$134,900	$140,000	$116,000	$150,000
Time Adj Sale Price		$155,000	$134,900	$140,200	$119,900	$150,500
TADJSP/SQFT		$144.59	$133.30	$158.60	$136.72	$127.98
Total Adj Factors	$47,600	$57,300	$52,300	$47,700	$45,400	$60,000
Adjusted Sale Price		$145,300	$130,200	$140,100	$122,100	$138,100
Comparable Estimate	$135,000 ($140.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-6	113.78-4-4	113.70-5-20	113.70-4-24	113.62-5-11	113.78-4-3
Owner	Bardo, Barry A	Bailey, Matthew R	Begum, Zahera	Rodriguez, Carlos A	Fuest, Lauren A	Johnson, Yvette
Address	82 Aris Ave	90 Aris Ave	173 Aris Ave	209 Crisfield Ave	238 Cass Ave	94 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	60 x 98	48 x 114	50 x 124	54 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1956 / 0	1954 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	778	704	768	730	780	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 72	0 200	0 0	0 0
SFLA	1119	1056	1152	1060	1110	1171
Att/Det Gar Sqft	400		400	294	352	440
Prior Land	$9,500					
Prior Total	$70,300					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$12,000	$12,000
Sale Date		9/17/2020	10/31/2019	1/31/2020	6/16/2020	12/7/2018
Sale Price		$140,000	$135,500	$122,000	$161,519	$130,000
Time Adj Sale Price		$140,000	$138,200	$123,200	$161,800	$137,300
TADJSP/SQFT		$132.58	$119.97	$116.23	$145.77	$117.25
Total Adj Factors	$47,200	$42,600	$53,100	$58,200	$48,500	$51,700
Adjusted Sale Price		$144,600	$132,300	$112,200	$160,500	$132,800
Comparable Estimate	$136,000 ($121.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-15	113.70-1-12	112.76-4-8	112.76-4-20	113.69-4-1	112.67-4-25
Owner	DiPirro, Robert M	Shenk, Amanda	Marino, Jillian M	Karki, Deo N	Wilson, Amanda	Miranda, Angela M
Address	85 Aris Ave	14 Glidden St	114 Claude Dr	68 Claude Dr	80 Colby St	6 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	47 x 100	50 x 120	50 x 100	50 x 100	35 x 125	75 x 124
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1958 / 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 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	944	877	884	1012	1020	958
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 300	0 0
SFLA	944	877	884	1012	1020	958
Att/Det Gar Sqft	440	280	308	352	300	352
Prior Land	$8,200					
Prior Total	$71,800					
Comp Land Estimate	$10,000	$12,000	$11,000	$11,000	$9,000	$15,000
Sale Date		6/17/2019	6/5/2020	10/16/2020	4/11/2020	7/23/2020
Sale Price		$116,000	$140,000	$134,900	$115,000	$148,000
Time Adj Sale Price		$119,900	$140,200	$134,900	$115,600	$148,000
TADJSP/SQFT		$136.72	$158.60	$133.30	$113.33	$154.49
Total Adj Factors	$48,200	$45,400	$47,700	$52,300	$51,200	$52,600
Adjusted Sale Price		$122,700	$140,700	$130,800	$112,600	$143,600
Comparable Estimate	$130,000 ($137.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-5	113.78-4-4	113.78-4-5	113.70-4-24	113.61-5-22	113.70-3-19
Owner	Ignatowski, Kathleen	Bailey, Matthew R	Ignatowski, Kathleen	Rodriguez, Carlos A	Simons, Patricia E	Crawford, Chelsea N
Address	86 Aris Ave	90 Aris Ave	86 Aris Ave	209 Crisfield Ave	91 Colby St	1365 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	50 x 114	48 x 114	63 x 120	46 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1956 / 0	1954 / 0	1952 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	704	660	730	660	860
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 225	0 0	0 225	0 200	0 0	0 0
SFLA	990	1056	990	1060	990	1025
Att/Det Gar Sqft	368		368	294	260	200
Prior Land	$9,500					
Prior Total	$68,700					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$14,000	$11,000
Sale Date		9/17/2020	11/29/2018	1/31/2020	2/10/2020	8/22/2019
Sale Price		$140,000	$125,000	$122,000	$105,000	$115,000
Time Adj Sale Price		$140,000	$132,800	$123,200	$105,900	$118,100
TADJSP/SQFT		$132.58	$134.14	$116.23	$106.97	$115.22
Total Adj Factors	$44,400	$42,600	$45,200	$58,200	$43,600	$42,300
Adjusted Sale Price		$141,800	$132,000	$109,400	$106,700	$120,200
Comparable Estimate	$122,000 ($123.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-16	113.78-4-4	113.70-4-24	113.70-5-20	113.78-4-5	113.70-3-19
Owner	Tasca, Dennis R	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Ignatowski, Kathleen	Crawford, Chelsea N
Address	89 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	86 Aris Ave	1365 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 99	50 x 114	48 x 114	60 x 98	50 x 114	46 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1956 / 0	1956 / 0	1951 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	704	730	768	660	860
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 72	0 225	0 0
SFLA	1056	1056	1060	1152	990	1025
Att/Det Gar Sqft	440		294	400	368	200
Prior Land	$9,500					
Prior Total	$69,500					
Comp Land Estimate	$11,000	$12,000	$11,000	$12,000	$12,000	$11,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	11/29/2018	8/22/2019
Sale Price		$140,000	$122,000	$135,500	$125,000	$115,000
Time Adj Sale Price		$140,000	$123,200	$138,200	$132,800	$118,100
TADJSP/SQFT		$132.58	$116.23	$119.97	$134.14	$115.22
Total Adj Factors	$45,500	$42,600	$58,200	$53,100	$45,200	$42,300
Adjusted Sale Price		$142,900	$110,500	$130,600	$133,100	$121,300
Comparable Estimate	$128,000 ($121.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-4	113.78-4-4	113.70-4-24	113.70-3-19	113.62-5-11	113.70-5-20
Owner	Bailey, Matthew R	Bailey, Matthew R	Rodriguez, Carlos A	Crawford, Chelsea N	Fuest, Lauren A	Begum, Zahera
Address	90 Aris Ave	90 Aris Ave	209 Crisfield Ave	1365 Harlem Rd	238 Cass Ave	173 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	48 x 114	46 x 114	50 x 124	60 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1954 / 0	1951 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	704	730	860	780	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 72
SFLA	1056	1056	1060	1025	1110	1152
Att/Det Gar Sqft			294	200	352	400
Prior Land	$9,500					
Prior Total	$66,600					
Comp Land Estimate	$12,000	$12,000	$11,000	$11,000	$12,000	$12,000
Sale Date		9/17/2020	1/31/2020	8/22/2019	6/16/2020	10/31/2019
Sale Price		$140,000	$122,000	$115,000	$161,519	$135,500
Time Adj Sale Price		$140,000	$123,200	$118,100	$161,800	$138,200
TADJSP/SQFT		$132.58	$116.23	$115.22	$145.77	$119.97
Total Adj Factors	$42,600	$42,600	$58,200	$42,300	$48,500	$53,100
Adjusted Sale Price		$140,000	$107,600	$118,400	$155,900	$127,700
Comparable Estimate	$130,000 ($123.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-17	113.78-4-4	113.70-4-24	113.70-5-20	113.62-5-11	113.78-4-3
Owner	Ethridge, Angela R	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Fuest, Lauren A	Johnson, Yvette
Address	93 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	238 Cass Ave	94 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	50 x 114	48 x 114	60 x 98	50 x 124	54 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1956 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	734	704	730	768	780	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 528	0 0	0 200	0 72	0 0	0 0
SFLA	1086	1056	1060	1152	1110	1171
Att/Det Gar Sqft	484		294	400	352	440
Prior Land	$9,400					
Prior Total	$72,600					
Comp Land Estimate	$11,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	6/16/2020	12/7/2018
Sale Price		$140,000	$122,000	$135,500	$161,519	$130,000
Time Adj Sale Price		$140,000	$123,200	$138,200	$161,800	$137,300
TADJSP/SQFT		$132.58	$116.23	$119.97	$145.77	$117.25
Total Adj Factors	$48,700	$42,600	$58,200	$53,100	$48,500	$51,700
Adjusted Sale Price		$146,100	$113,700	$133,800	$162,000	$134,300
Comparable Estimate	$138,000 ($127.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-3	113.70-5-20	113.78-4-4	113.78-4-3	113.70-4-24	113.70-5-17
Owner	Johnson, Yvette	Begum, Zahera	Bailey, Matthew R	Johnson, Yvette	Rodriguez, Carlos A	Samuel, Brittany
Address	94 Aris Ave	173 Aris Ave	90 Aris Ave	94 Aris Ave	209 Crisfield Ave	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 114	60 x 98	50 x 114	54 x 114	48 x 114	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1954 / 0	1956 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	794	768	704	794	730	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 72	0 0	0 0	0 200	0 0
SFLA	1171	1152	1056	1171	1060	1254
Att/Det Gar Sqft	440	400		440	294	440
Prior Land	$10,300					
Prior Total	$74,200					
Comp Land Estimate	$12,000	$12,000	$12,000	$12,000	$11,000	$13,000
Sale Date		10/31/2019	9/17/2020	12/7/2018	1/31/2020	10/16/2020
Sale Price		$135,500	$140,000	$130,000	$122,000	$115,000
Time Adj Sale Price		$138,200	$140,000	$137,300	$123,200	$115,000
TADJSP/SQFT		$119.97	$132.58	$117.25	$116.23	$91.71
Total Adj Factors	$50,700	$53,100	$42,600	$51,700	$58,200	$54,400
Adjusted Sale Price		$135,800	$148,100	$136,300	$115,700	$111,300
Comparable Estimate	$129,000 ($110.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-18	113.62-5-21	113.70-5-17	113.70-5-20	113.78-1-12	113.78-4-4
Owner	Kruczkowski, James B	Rose-Lindquist, Molly K	Samuel, Brittany	Begum, Zahera	Volsch, Dorian C	Bailey, Matthew R
Address	97 Aris Ave	221 Aris Ave	157 Aris Ave	173 Aris Ave	12 Hedley St	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	51 x 98	55 x 119	60 x 98	50 x 120	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1950 / 0	1956 / 0	1954 / 0	1954 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	948	924	768	916	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 72	0 0	0 0
SFLA	1275	1278	1254	1152	1411	1056
Att/Det Gar Sqft	320	352	440	400	392	
Prior Land	$9,400					
Prior Total	$74,500					
Comp Land Estimate	$11,000	$11,000	$13,000	$12,000	$12,000	$12,000
Sale Date		9/16/2020	10/16/2020	10/31/2019	4/3/2020	9/17/2020
Sale Price		$139,000	$115,000	$135,500	$185,000	$140,000
Time Adj Sale Price		$139,000	$115,000	$138,200	$185,900	$140,000
TADJSP/SQFT		$108.76	$91.71	$119.97	$131.75	$132.58
Total Adj Factors	$50,800	$53,600	$54,400	$53,100	$88,600	$42,600
Adjusted Sale Price		$136,200	$111,400	$135,900	$148,100	$148,200
Comparable Estimate	$136,000 ($106.67/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-2	113.78-4-4	113.70-5-20	113.70-4-24	113.78-4-3	113.62-5-11
Owner	Macakanja, Agnes	Bailey, Matthew R	Begum, Zahera	Rodriguez, Carlos A	Johnson, Yvette	Fuest, Lauren A
Address	98 Aris Ave	90 Aris Ave	173 Aris Ave	209 Crisfield Ave	94 Aris Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 114	50 x 114	60 x 98	48 x 114	54 x 114	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1956 / 0	1954 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	704	768	730	794	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 72	0 200	0 0	0 0
SFLA	1112	1056	1152	1060	1171	1110
Att/Det Gar Sqft	352		400	294	440	352
Prior Land	$10,300					
Prior Total	$68,500					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$12,000	$12,000
Sale Date		9/17/2020	10/31/2019	1/31/2020	12/7/2018	6/16/2020
Sale Price		$140,000	$135,500	$122,000	$130,000	$161,519
Time Adj Sale Price		$140,000	$138,200	$123,200	$137,300	$161,800
TADJSP/SQFT		$132.58	$119.97	$116.23	$117.25	$145.77
Total Adj Factors	$47,500	$42,600	$53,100	$58,200	$51,700	$48,500
Adjusted Sale Price		$144,900	$132,600	$112,500	$133,100	$160,800
Comparable Estimate	$137,000 ($123.2/SFLA)					

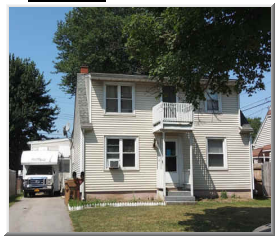
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-19	113.78-4-4	113.70-5-20	113.70-4-24	113.62-5-11	113.78-4-3
Owner	Jarzembowski, Gerard I	Bailey, Matthew R	Begum, Zahera	Rodriguez, Carlos A	Fuest, Lauren A	Johnson, Yvette
Address	101 Aris Ave	90 Aris Ave	173 Aris Ave	209 Crisfield Ave	238 Cass Ave	94 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	50 x 114	60 x 98	48 x 114	50 x 124	54 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1956 / 0	1954 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	704	768	730	780	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 292	0 0	0 72	0 200	0 0	0 0
SFLA	1110	1056	1152	1060	1110	1171
Att/Det Gar Sqft	280		400	294	352	440
Prior Land	$9,400					
Prior Total	$76,300					
Comp Land Estimate	$11,000	$12,000	$12,000	$11,000	$12,000	$12,000
Sale Date		9/17/2020	10/31/2019	1/31/2020	6/16/2020	12/7/2018
Sale Price		$140,000	$135,500	$122,000	$161,519	$130,000
Time Adj Sale Price		$140,000	$138,200	$123,200	$161,800	$137,300
TADJSP/SQFT		$132.58	$119.97	$116.23	$145.77	$117.25
Total Adj Factors	$47,100	$42,600	$53,100	$58,200	$48,500	$51,700
Adjusted Sale Price		$144,500	$132,200	$112,100	$160,400	$132,700
Comparable Estimate	$136,000 ($122.52/SFLA)					

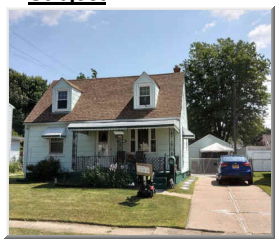
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-4-1	113.78-4-4	113.70-4-24	113.70-5-20	113.62-5-11	113.70-3-19
Owner	Kanavel, Brian R	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Fuest, Lauren A	Crawford, Chelsea N
Address	102 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	238 Cass Ave	1365 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 114	48 x 114	60 x 98	50 x 124	46 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1956 / 0	1950 / 0	1951 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	734	704	730	768	780	860
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 72	0 0	0 0
SFLA	1086	1056	1060	1152	1110	1025
Att/Det Gar Sqft			294	400	352	200
Prior Land	$9,500					
Prior Total	$69,200					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$11,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	6/16/2020	8/22/2019
Sale Price		$140,000	$122,000	$135,500	$161,519	$115,000
Time Adj Sale Price		$140,000	$123,200	$138,200	$161,800	$118,100
TADJSP/SQFT		$132.58	$116.23	$119.97	$145.77	$115.22
Total Adj Factors	$42,700	$42,600	$58,200	$53,100	$48,500	$42,300
Adjusted Sale Price		$140,100	$107,700	$127,800	$156,000	$118,500
Comparable Estimate	$130,000 ($119.71/SFLA)					

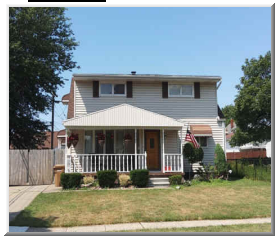
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-5	113.78-4-4	113.70-4-24	113.62-5-11	113.70-3-19	113.70-5-20
Owner	Longboat, David C	Bailey, Matthew R	Rodriguez, Carlos A	Fuest, Lauren A	Crawford, Chelsea N	Begum, Zahera
Address	105 Aris Ave	90 Aris Ave	209 Crisfield Ave	238 Cass Ave	1365 Harlem Rd	173 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	50 x 114	48 x 114	50 x 124	46 x 114	60 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1954 / 0	1950 / 0	1951 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	728	704	730	780	860	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 72
SFLA	1080	1056	1060	1110	1025	1152
Att/Det Gar Sqft	280		294	352	200	400
Prior Land	$9,400					
Prior Total	$72,400					
Comp Land Estimate	$11,000	$12,000	$11,000	$12,000	$11,000	$12,000
Sale Date		9/17/2020	1/31/2020	6/16/2020	8/22/2019	10/31/2019
Sale Price		$140,000	$122,000	$161,519	$115,000	$135,500
Time Adj Sale Price		$140,000	$123,200	$161,800	$118,100	$138,200
TADJSP/SQFT		$132.58	$116.23	$145.77	$115.22	$119.97
Total Adj Factors	$45,600	$42,600	$58,200	$48,500	$42,300	$53,100
Adjusted Sale Price		$143,000	$110,600	$158,900	$121,400	$130,700
Comparable Estimate	$133,000 ($123.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-7-7	113.78-1-12	113.63-2-26	113.62-5-21	113.70-5-17	113.61-5-13
Owner	Kuminski, Lawrence	Volsch, Dorian C	Ras, Benita L	Rose-Lindquist, Molly K	Samuel, Brittany	Fiegl, Grant
Address	106 Aris Ave	12 Hedley St	181 Garland Ave	221 Aris Ave	157 Aris Ave	130 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 120	55 x 124	51 x 98	55 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1950 / 0	1952 / 0	1950 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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	2.0	1.7	1.5	1.5	1.5	1.5
Bedrooms	5	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	688	916	1044	948	924	952
2nd Sty Area	768	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 952
SFLA	1376	1411	1374	1278	1254	1428
Att/Det Gar Sqft		392	384	352	440	352
Prior Land	$10,600					
Prior Total	$84,000					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$13,000	$13,000
Sale Date		4/3/2020	4/24/2020	9/16/2020	10/16/2020	8/26/2019
Sale Price		$185,000	$132,100	$139,000	$115,000	$120,000
Time Adj Sale Price		$185,900	$132,800	$139,000	$115,000	$123,200
TADJSP/SQFT		$131.75	$96.65	$108.76	$91.71	$86.27
Total Adj Factors	$53,800	$88,600	$53,700	$53,600	$54,400	$58,900
Adjusted Sale Price		$151,100	$132,900	$139,200	$114,400	$118,100
Comparable Estimate	$131,000 ($95.2/SFLA)					

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

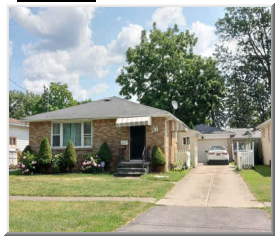
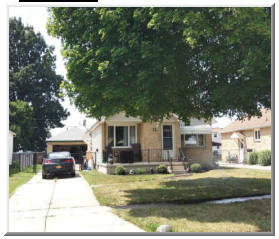
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-7-6	113.70-8-1.1	113.54-4-3.1	113.48-8-7	113.47-3-20	113.48-8-2
Owner	Broadway Property Mgr	Farnham, William D	Rashid, Harunur	Parker, Robert J	McGuire, Aubrey R	Williams, Duane
Address	110 Aris Ave	207 Parker St	84 Warsaw St	50 Patricia Ln	177 Kennedy Rd	70 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	114 x 114	62 x 123	50 x 102	52 x 102	51 x 102
Building Style	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1950 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	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	954	1553	858	858	832	858
2nd Sty Area	768	0	858	858	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1722	2597	1716	1716	1664	1716
Att/Det Gar Sqft	480	552	416	528		
Prior Land	$10,600					
Prior Total	$81,000					
Comp Land Estimate	$12,000	$18,000	$14,000	$11,000	$11,000	$11,000
Sale Date		7/18/2018	12/7/2018	9/12/2019	2/7/2020	6/20/2019
Sale Price		$165,000	$139,900	$160,000	$130,000	$145,000
Time Adj Sale Price		$179,400	$147,800	$163,800	$131,100	$149,900
TADJSP/SQFT		$69.08	$86.13	$95.45	$78.79	$87.35
Total Adj Factors	$63,100	$96,600	$66,000	$65,300	$57,000	$58,300
Adjusted Sale Price		$145,900	$144,900	$161,600	$137,200	$154,700
Comparable Estimate	$149,000 ($86.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-6	113.78-4-4	113.70-4-24	113.70-5-20	113.70-3-19	113.62-5-11
Owner	Stineman, John J	Bailey, Matthew R	Rodriguez, Carlos A	Begum, Zahera	Crawford, Chelsea N	Fuest, Lauren A
Address	111 Aris Ave	90 Aris Ave	209 Crisfield Ave	173 Aris Ave	1365 Harlem Rd	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	50 x 114	48 x 114	60 x 98	46 x 114	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1956 / 0	1951 / 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	3 Hot wtr/stm 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 / Y	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	704	730	768	860	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 72	0 0	0 0
SFLA	1056	1056	1060	1152	1025	1110
Att/Det Gar Sqft	280		294	400	200	352
Prior Land	$9,400					
Prior Total	$67,700					
Comp Land Estimate	$11,000	$12,000	$11,000	$12,000	$11,000	$12,000
Sale Date		9/17/2020	1/31/2020	10/31/2019	8/22/2019	6/16/2020
Sale Price		$140,000	$122,000	$135,500	$115,000	$161,519
Time Adj Sale Price		$140,000	$123,200	$138,200	$118,100	$161,800
TADJSP/SQFT		$132.58	$116.23	$119.97	$115.22	$145.77
Total Adj Factors	$42,700	$42,600	$58,200	$53,100	$42,300	$48,500
Adjusted Sale Price		$140,100	$107,700	$127,800	$118,500	$156,000
Comparable Estimate	$130,000 ($123.11/SFLA)					

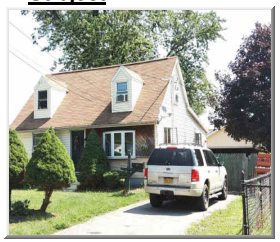
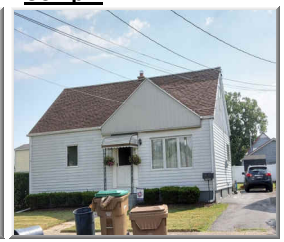
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-7-5	113.62-5-21	113.70-5-17	113.78-1-12	113.63-2-26	113.70-5-20
Owner	Cutler, Shawn	Rose-Lindquist, Molly K	Samuel, Brittany	Volsch, Dorian C	Ras, Benita L	Begum, Zahera
Address	114 Aris Ave	221 Aris Ave	157 Aris Ave	12 Hedley St	181 Garland Ave	173 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	51 x 98	55 x 119	50 x 120	55 x 124	60 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1950 / 0	1954 / 0	1950 / 0	1956 / 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 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	744	948	924	916	1044	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 72
SFLA	1302	1278	1254	1411	1374	1152
Att/Det Gar Sqft	440	352	440	392	384	400
Prior Land	$10,600					
Prior Total	$81,000					
Comp Land Estimate	$12,000	$11,000	$13,000	$12,000	$13,000	$12,000
Sale Date		9/16/2020	10/16/2020	4/3/2020	4/24/2020	10/31/2019
Sale Price		$139,000	$115,000	$185,000	$132,100	$135,500
Time Adj Sale Price		$139,000	$115,000	$185,900	$132,800	$138,200
TADJSP/SQFT		$108.76	$91.71	$131.75	$96.65	$119.97
Total Adj Factors	$52,900	$53,600	$54,400	$88,600	$53,700	$53,100
Adjusted Sale Price		$138,300	$113,500	$150,200	$132,000	$138,000
Comparable Estimate	$134,000 ($102.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-7	113.70-3-9	113.70-5-16	113.63-3-4	113.78-1-12	113.70-5-10.1
Owner	Mil, Michael J	Wisniewski, Nicholas	Baker, Roger	Kenney, Emily D	Volsch, Dorian C	Kania, Michael J
Address	115 Aris Ave	206 Crisfield Ave	258 Parker St	225 Bright St	12 Hedley St	136 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 99	48 x 114	50 x 120	45 x 123	50 x 120	95 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1950 / 0	1948 / 0	1954 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.7	1.7	1.7	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	2 / 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	1240	930	1035	953	916	1034
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 352	0 0	0 0
SFLA	1768	1627	1867	1667	1411	1551
Att/Det Gar Sqft		352	765	484	392	368
Prior Land	$10,200					
Prior Total	$80,820					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$17,000
Sale Date		3/22/2019	6/4/2018	9/30/2019	4/3/2020	8/1/2018
Sale Price		$170,000	$138,000	$121,000	$185,000	$127,500
Time Adj Sale Price		$177,400	$150,900	$123,800	$185,900	$137,800
TADJSP/SQFT		$109.04	$80.82	$74.27	$131.75	$88.85
Total Adj Factors	$63,100	$80,000	$75,300	$66,800	$88,600	$67,900
Adjusted Sale Price		$160,500	$138,700	$120,100	$160,400	$133,000
Comparable Estimate	$143,000 ($80.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-8	113.77-4-23	113.71-5-4	113.55-9-3	113.47-4-13	113.69-3-11
Owner	The Anne L McGuire Re	Wayne, Alexis M	Squires, Clark E	Fontanes, Raymond	Hurley, Carolyn J	Maldonado, Carlos J
Address	119 Aris Ave	81 Alaska St	22 Nandale Dr	30 Iroquois Ave	147 Kennedy Rd	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 99	50 x 117	50 x 149	60 x 108	50 x 102	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1955 / 0	1952 / 0	1961 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	1176	1072	1124	1120	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 0	0 0	0 0	0 0
SFLA	1120	1176	1072	1124	1120	1156
Att/Det Gar Sqft	400	440	484	352	352	280
Prior Land	$10,400					
Prior Total	$89,000					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$11,000	$12,000
Sale Date		5/27/2020	10/8/2020	8/10/2020	10/21/2020	10/30/2019
Sale Price		$150,000	$155,000	$147,500	$135,000	$134,500
Time Adj Sale Price		$150,500	$155,000	$147,500	$135,000	$137,200
TADJSP/SQFT		$127.98	$144.59	$131.23	$120.54	$118.69
Total Adj Factors	$56,400	$60,000	$57,300	$57,800	$55,800	$56,400
Adjusted Sale Price		$146,900	$154,100	$146,100	$135,600	$137,200
Comparable Estimate	$144,000 ($128.57/SFLA)					

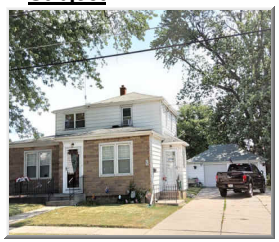
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-9	113.77-4-23	113.56-7-29	113.69-3-11	113.71-5-4	113.47-4-13
Owner	Maguder, James A	Wayne, Alexis M	Geyer, Craig	Maldonado, Carlos J	Squires, Clark E	Hurley, Carolyn J
Address	123 Aris Ave	81 Alaska St	57 St Felix Ave	102 Alaska St	22 Nandale Dr	147 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	59 x 99	50 x 117	50 x 102	50 x 117	50 x 149	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1960 / 0	1955 / 0	1955 / 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 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1160	1176	1176	1156	1072	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 0	0 0
SFLA	1160	1176	1176	1156	1072	1120
Att/Det Gar Sqft	504	440	440	280	484	352
Prior Land	$10,800					
Prior Total	$88,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$13,000	$11,000
Sale Date		5/27/2020	10/2/2020	10/30/2019	10/8/2020	10/21/2020
Sale Price		$150,000	$162,000	$134,500	$155,000	$135,000
Time Adj Sale Price		$150,500	$162,000	$137,200	$155,000	$135,000
TADJSP/SQFT		$127.98	$137.76	$118.69	$144.59	$120.54
Total Adj Factors	$57,000	$60,000	$61,600	$56,400	$57,300	$55,800
Adjusted Sale Price		$147,500	$157,400	$137,800	$154,700	$136,200
Comparable Estimate	$147,000 ($126.72/SFLA)					

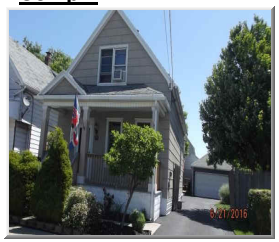
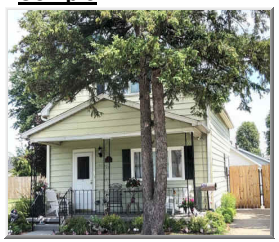
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-14	123.36-5-29.11	113.55-9-13	113.54-5-1.1	113.64-2-8	113.47-5-2
Owner	Wieszczecinski, Doroth	Kaneza, John	Crone, Scott E	Bahuga, Nabyo Joseph	Prible, Stacey Lin	Hartmann, Robert P Jr
Address	156 Aris Ave	57 Willowlawn Pkwy	35 Wabash Ave	92 Mansion Ave	88 Edmund St	130 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	61 x 114	38 x 100	40 x 108	72 x 107	90 x 109	95 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1922 / 0	1920 / 0	1911 / 0	1907 / 0	1940 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	1 No central No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.7	1.7
Bedrooms	6	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1424	1100	1440	1430	1535	1402
2nd Sty Area	616	1100	1080	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2264	2200	2520	2145	1993	2243
Att/Det Gar Sqft	666	440	440	744	342	484
Prior Land	$11,800					
Prior Total	$95,000					
Comp Land Estimate	$13,000	$9,000	$10,000	$14,000	$16,000	$16,000
Sale Date		10/9/2020	12/30/2019	3/1/2018	11/8/2019	12/9/2019
Sale Price		$137,000	$134,999	$168,000	$155,000	$153,060
Time Adj Sale Price		$137,000	$136,800	$186,800	$157,600	$155,100
TADJSP/SQFT		$62.27	$54.29	$87.09	$79.08	$69.15
Total Adj Factors	$71,000	$39,600	$76,800	$64,200	$59,400	$72,700
Adjusted Sale Price		$168,400	$131,000	$193,600	$169,200	$153,400
Comparable Estimate	$163,000 ($72/SFLA)					

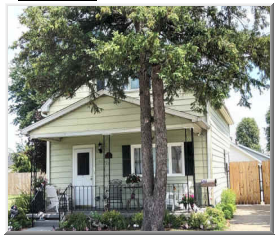
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-17	113.70-5-17	113.62-5-21	113.63-2-26	113.61-4-24	113.62-5-11
Owner	Samuel, Brittany	Samuel, Brittany	Rose-Lindquist, Molly K	Ras, Benita L	Toledo-Castro, Oudaliz	Fuest, Lauren A
Address	157 Aris Ave	157 Aris Ave	221 Aris Ave	181 Garland Ave	205 Alaska St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 119	55 x 119	51 x 98	55 x 124	45 x 117	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 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	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	924	924	948	1044	825	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1254	1254	1278	1374	1221	1110
Att/Det Gar Sqft	440	440	352	384		352
Prior Land	$11,400					
Prior Total	$82,000					
Comp Land Estimate	$13,000	$13,000	$11,000	$13,000	$11,000	$12,000
Sale Date		10/16/2020	9/16/2020	4/24/2020	8/31/2020	6/16/2020
Sale Price		$115,000	$139,000	$132,100	$115,000	$161,519
Time Adj Sale Price		$115,000	$139,000	$132,800	$115,000	$161,800
TADJSP/SQFT		$91.71	$108.76	$96.65	$94.19	$145.77
Total Adj Factors	$54,400	$54,400	$53,600	$53,700	$27,700	$48,500
Adjusted Sale Price		$115,000	$139,800	$133,500	$141,700	$167,700
Comparable Estimate	$140,000 ($111.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-12	113.78-4-4	113.70-4-24	113.70-5-7	113.61-5-22	113.63-2-18
Owner	Cole Tonya	Bailey, Matthew R	Rodriguez, Carlos A	Kozlowski, Ryan A	Simons, Patricia E	Lelonek, Justin
Address	160 Aris Ave	90 Aris Ave	209 Crisfield Ave	156 Cass Ave	91 Colby St	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 114	50 x 114	48 x 114	50 x 124	63 x 120	50 x 124
Building Style	14 other	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1950 / 0	1952 / 0	1949 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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 / Y	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.5	1.5	1.3
Bedrooms	2	4	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	704	730	774	660	660
2nd Sty Area	736	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	924	1056	1060	939	990	880
Att/Det Gar Sqft			294	352	260	352
Prior Land	$11,700					
Prior Total	$55,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$14,000	$12,000
Sale Date		9/17/2020	1/31/2020	5/13/2019	2/10/2020	5/20/2020
Sale Price		$140,000	$122,000	$125,000	$105,000	$99,000
Time Adj Sale Price		$140,000	$123,200	$129,600	$105,900	$99,300
TADJSP/SQFT		$132.58	$116.23	$138.02	$106.97	$112.84
Total Adj Factors	$19,000	$42,600	$58,200	$42,400	$43,600	$40,900
Adjusted Sale Price		$116,400	$84,000	$106,200	$81,300	$77,400
Comparable Estimate	$93,000 ($100.65/SFLA)					

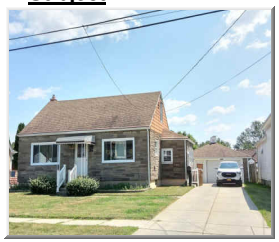
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-18	113.63-2-26	113.70-5-17	113.78-1-12	113.63-2-16	113.62-5-21
Owner	Bochiechio, Lenora	Ras, Benita L	Samuel, Brittany	Volsch, Dorian C	Bowers, Amanda E	Rose-Lindquist, Molly K
Address	163 Aris Ave	181 Garland Ave	157 Aris Ave	12 Hedley St	174 Bright St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 109	55 x 124	55 x 119	50 x 120	50 x 124	51 x 98
Building Style	14 other	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	1950 / 0	1950 / 0	1950 / 0	1954 / 0	1950 / 0	1952 / 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 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	2.0	1.5	1.5	1.7	1.7	1.5
Bedrooms	5	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	968	1044	924	916	1020	948
2nd Sty Area	477	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1445	1374	1254	1411	1515	1278
Att/Det Gar Sqft	572	384	440	392	320	352
Prior Land	$11,500					
Prior Total	$91,000					
Comp Land Estimate	$13,000	$13,000	$13,000	$12,000	$12,000	$11,000
Sale Date		4/24/2020	10/16/2020	4/3/2020	7/1/2019	9/16/2020
Sale Price		$132,100	$115,000	$185,000	$132,500	$139,000
Time Adj Sale Price		$132,800	$115,000	$185,900	$136,500	$139,000
TADJSP/SQFT		$96.65	$91.71	$131.75	$90.10	$108.76
Total Adj Factors	$59,100	$53,700	$54,400	$88,600	$62,500	$53,600
Adjusted Sale Price		$138,200	$119,700	$156,400	$133,100	$144,500
Comparable Estimate	$138,000 ($95.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-19	113.71-8-2	123.28-3-9	112.68-2-14	123.35-9-18	113.55-5-11
Owner	Clauss John T	Otamere, Trina D	Shaw, Ashley L	Niedbalski, Samantha L	Milburth, Robert Josepl	Jackson, Kathleen M
Address	169 Aris Ave	295 Parker St	125 Meadowbrook Pkw	180 Rossler Ave	39 Shanley St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 99	60 x 119	30 x 99	32 x 125	60 x 100	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1905 / 0	1900 / 0	1922 / 0	1902 / 0	1914 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.3	1.3	1.5	1.3	1.5
Bedrooms	3	4	3	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1084	1244	920	1176	1084	1070
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1084	1343	989	1596	1351	1520
Att/Det Gar Sqft		528		396	360	399
Prior Land	$10,000					
Prior Total	$57,700					
Comp Land Estimate	$12,000	$13,000	$7,000	$8,000	$12,000	$13,000
Sale Date		1/3/2020	4/7/2020	10/14/2020	1/22/2019	9/30/2019
Sale Price		$111,000	$85,000	$131,840	$106,000	$125,600
Time Adj Sale Price		$112,100	$85,400	$131,800	$111,300	$128,500
TADJSP/SQFT		$83.47	$86.35	$82.58	$82.38	$84.54
Total Adj Factors	$32,500	$47,400	$26,400	$52,000	$43,600	$48,100
Adjusted Sale Price		$97,200	$91,500	$112,300	$100,200	$112,900
Comparable Estimate	$103,000 ($95.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-13	113.70-2-11	113.61-5-15	112.68-2-14	113.71-8-2	113.55-5-11
Owner	Napieralski, John E	La Mond, Lisa	Marone, Thomas	Niedbalski, Samantha L	Otamere, Trina D	Jackson, Kathleen M
Address	172 Aris Ave	1368 Harlem Rd	118 Hedley St	180 Rossler Ave	295 Parker St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 114	45 x 120	60 x 120	32 x 125	60 x 119	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1937 / 0	1903 / 0	1902 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.3	1.5
Bedrooms	4	3	2	2	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1096	936	1240	1176	1244	1070
2nd Sty Area	704	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1800	1776	1840	1596	1343	1520
Att/Det Gar Sqft	880	440	528	396	528	399
Prior Land	$11,700					
Prior Total	$88,000					
Comp Land Estimate	$13,000	$11,000	$13,000	$8,000	$13,000	$13,000
Sale Date		6/23/2020	4/10/2018	10/14/2020	1/3/2020	9/30/2019
Sale Price		$110,800	$115,000	$131,840	$111,000	$125,600
Time Adj Sale Price		$111,000	$127,100	$131,800	$112,100	$128,500
TADJSP/SQFT		$62.50	$69.08	$82.58	$83.47	$84.54
Total Adj Factors	$68,400	$61,900	$60,000	$52,000	$47,400	$48,100
Adjusted Sale Price		$117,500	$135,500	$148,200	$133,100	$148,800
Comparable Estimate	$137,000 ($76.11/SFLA)					

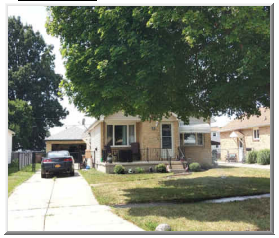
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

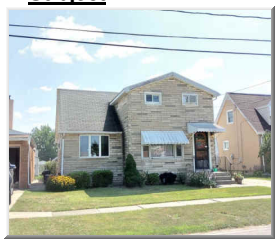
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-20	113.70-5-20	113.70-4-24	113.78-4-4	113.62-5-11	113.70-5-17
Owner	Begum, Zahera	Begum, Zahera	Rodriguez, Carlos A	Bailey, Matthew R	Fuest, Lauren A	Samuel, Brittany
Address	173 Aris Ave	173 Aris Ave	209 Crisfield Ave	90 Aris Ave	238 Cass Ave	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 98	60 x 98	48 x 114	50 x 114	50 x 124	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1954 / 0	1954 / 0	1950 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	768	768	730	704	780	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 72	0 72	0 200	0 0	0 0	0 0
SFLA	1152	1152	1060	1056	1110	1254
Att/Det Gar Sqft	400	400	294		352	440
Prior Land	$10,000					
Prior Total	$78,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$13,000
Sale Date		10/31/2019	1/31/2020	9/17/2020	6/16/2020	10/16/2020
Sale Price		$135,500	$122,000	$140,000	$161,519	$115,000
Time Adj Sale Price		$138,200	$123,200	$140,000	$161,800	$115,000
TADJSP/SQFT		$119.97	$116.23	$132.58	$145.77	$91.71
Total Adj Factors	$53,100	$53,100	$58,200	$42,600	$48,500	$54,400
Adjusted Sale Price		$138,200	$118,100	$150,500	$166,400	$113,700
Comparable Estimate	$137,000 ($118.92/SFLA)					

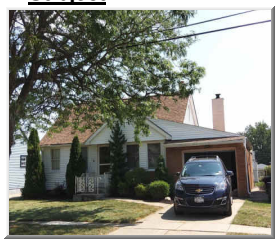
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-11	113.61-3-23	113.77-4-23	113.55-1-4	113.77-5-16	113.69-3-26
Owner	Rita T Stachowiak Asse	Campbell, Errol T	Wayne, Alexis M	Prusak, Shirley	Shaw, Joshua K	Branka, Steven
Address	176 Aris Ave	195 Medina St	81 Alaska St	95 Mansion Ave	6 Colby St	149 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 114	60 x 117	50 x 117	93 x 108	68 x 120	65 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1957 / 0	1958 / 0	1952 / 0	1954 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1306	1176	1360	1300	1452
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 462	0 0	0 0	0 0	0 0	0 0
SFLA	1344	1306	1176	1360	1300	1452
Att/Det Gar Sqft	440	294	440	440	440	576
Prior Land	$10,800					
Prior Total	$93,200					
Comp Land Estimate	$13,000	$13,000	$12,000	$16,000	$14,000	$14,000
Sale Date		6/12/2020	5/27/2020	3/18/2020	8/2/2019	12/2/2019
Sale Price		$131,000	$150,000	$145,000	$120,900	$124,500
Time Adj Sale Price		$131,200	$150,500	$146,000	$124,100	$126,200
TADJSP/SQFT		$100.46	$127.98	$107.35	$95.46	$86.91
Total Adj Factors	$69,300	$76,900	$60,000	$68,800	$63,700	$71,800
Adjusted Sale Price		$123,600	$159,800	$146,500	$129,700	$123,700
Comparable Estimate	$137,000 ($101.93/SFLA)					

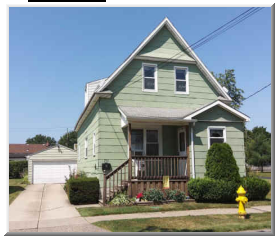
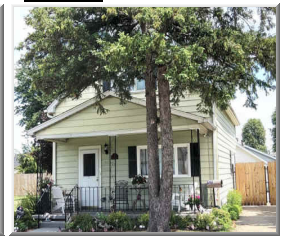
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-10	113.78-1-12	113.63-2-26	113.62-5-21	113.61-5-13	113.70-5-17
Owner	Marchione, Steven A	Volsch, Dorian C	Ras, Benita L	Rose-Lindquist, Molly K	Fiegl, Grant	Samuel, Brittany
Address	180 Aris Ave	12 Hedley St	181 Garland Ave	221 Aris Ave	130 Hedley St	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 114	50 x 120	55 x 124	51 x 98	60 x 120	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	06 Stucco	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1950 / 0	1952 / 0	1952 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	912	916	1044	948	952	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952	0 0
SFLA	1439	1411	1374	1278	1428	1254
Att/Det Gar Sqft	400	392	384	352	352	440
Prior Land	$10,800					
Prior Total	$36,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$11,000	$13,000	$13,000
Sale Date		4/3/2020	4/24/2020	9/16/2020	8/26/2019	10/16/2020
Sale Price		$185,000	$132,100	$139,000	$120,000	$115,000
Time Adj Sale Price		$185,900	$132,800	$139,000	$123,200	$115,000
TADJSP/SQFT		$131.75	$96.65	$108.76	$86.27	$91.71
Total Adj Factors	$49,800	$88,600	$53,700	$53,600	$58,900	$54,400
Adjusted Sale Price		$147,100	$128,900	$135,200	$114,100	$110,400
Comparable Estimate	$127,000 ($88.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-21	113.62-5-11	113.70-5-4	113.70-5-17	113.70-5-20	113.62-5-21
Owner	Sears, Kevin W	Fuest, Lauren A	Walkow, Jacob	Samuel, Brittany	Begum, Zahera	Rose-Lindquist, Molly K
Address	181 Aris Ave	238 Cass Ave	180 Cass Ave	157 Aris Ave	173 Aris Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	50 x 124	90 x 124	55 x 119	60 x 98	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1947 / 0	1950 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	816	780	960	924	768	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 72	0 0
SFLA	1146	1110	1140	1254	1152	1278
Att/Det Gar Sqft	220	352	294	440	400	352
Prior Land	$8,400					
Prior Total	$95,200					
Comp Land Estimate	$11,000	$12,000	$17,000	$13,000	$12,000	$11,000
Sale Date		6/16/2020	12/18/2019	10/16/2020	10/31/2019	9/16/2020
Sale Price		$161,519	$145,000	$115,000	$135,500	$139,000
Time Adj Sale Price		$161,800	$146,900	$115,000	$138,200	$139,000
TADJSP/SQFT		$145.77	$128.86	$91.71	$119.97	$108.76
Total Adj Factors	$48,200	$48,500	$54,700	$54,400	$53,100	$53,600
Adjusted Sale Price		$161,500	$140,400	$108,800	$133,300	$133,600
Comparable Estimate	$136,000 ($118.67/SFLA)					

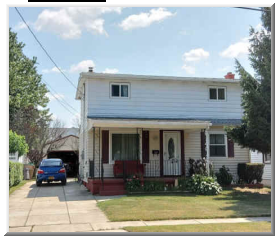
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-9	113.71-5-4	112.76-4-8	113.77-3-11	113.70-1-12	113.47-4-9
Owner	Owczarczak, Kenneth	Squires, Clark E	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Miller, Andrew J
Address	186 Aris Ave	22 Nandale Dr	114 Claude Dr	62 Alaska St	14 Glidden St	123 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 149	50 x 100	52 x 117	50 x 120	60 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1955 / 0	1960 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	2
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	936	1072	884	910	877	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 442	0 0	0 0	0 468
SFLA	936	1072	884	910	877	936
Att/Det Gar Sqft	484	484	308	400	280	532
Prior Land	$9,500					
Prior Total	$84,400					
Comp Land Estimate	$12,000	$13,000	$11,000	$12,000	$12,000	$12,000
Sale Date		10/8/2020	6/5/2020	3/27/2019	6/17/2019	8/28/2020
Sale Price		$155,000	$140,000	$104,300	$116,000	$155,000
Time Adj Sale Price		$155,000	$140,200	$108,900	$119,900	$155,000
TADJSP/SQFT		$144.59	$158.60	$119.67	$136.72	$165.60
Total Adj Factors	$51,900	$57,300	$47,700	$47,800	$45,400	$52,300
Adjusted Sale Price		$149,600	$144,400	$113,000	$126,400	$154,600
Comparable Estimate	$138,000 ($147.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-22	113.63-2-26	113.70-5-17	113.62-5-21	113.78-1-12	113.63-2-16
Owner	Radt, Steven P	Ras, Benita L	Samuel, Brittany	Rose-Lindquist, Molly K	Volsch, Dorian C	Bowers, Amanda E
Address	187 Aris Ave	181 Garland Ave	157 Aris Ave	221 Aris Ave	12 Hedley St	174 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	55 x 124	55 x 119	51 x 98	50 x 120	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1952 / 0	1954 / 0	1950 / 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 110	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	1 / N
Stories	1.7	1.5	1.5	1.5	1.7	1.7
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	864	1044	924	948	916	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1359	1374	1254	1278	1411	1515
Att/Det Gar Sqft	300	384	440	352	392	320
Prior Land	$9,600					
Prior Total	$86,000					
Comp Land Estimate	$11,000	$13,000	$13,000	$11,000	$12,000	$12,000
Sale Date		4/24/2020	10/16/2020	9/16/2020	4/3/2020	7/1/2019
Sale Price		$132,100	$115,000	$139,000	$185,000	$132,500
Time Adj Sale Price		$132,800	$115,000	$139,000	$185,900	$136,500
TADJSP/SQFT		$96.65	$91.71	$108.76	$131.75	$90.10
Total Adj Factors	$54,200	$53,700	$54,400	$53,600	$88,600	$62,500
Adjusted Sale Price		$133,300	$114,800	$139,600	$151,500	$128,200
Comparable Estimate	$133,000 ($97.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-23	113.63-2-26	113.78-1-12	113.62-5-21	113.70-5-17	113.61-5-13
Owner	Wheeler, Jason T	Ras, Benita L	Volsch, Dorian C	Rose-Lindquist, Molly K	Samuel, Brittany	Fiegl, Grant
Address	189 Aris Ave	181 Garland Ave	12 Hedley St	221 Aris Ave	157 Aris Ave	130 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	55 x 124	50 x 120	51 x 98	55 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1954 / 0	1952 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	938	1044	916	948	924	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 952
SFLA	1408	1374	1411	1278	1254	1428
Att/Det Gar Sqft	322	384	392	352	440	352
Prior Land	$9,600					
Prior Total	$84,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$11,000	$13,000	$13,000
Sale Date		4/24/2020	4/3/2020	9/16/2020	10/16/2020	8/26/2019
Sale Price		$132,100	$185,000	$139,000	$115,000	$120,000
Time Adj Sale Price		$132,800	$185,900	$139,000	$115,000	$123,200
TADJSP/SQFT		$96.65	$131.75	$108.76	$91.71	$86.27
Total Adj Factors	$54,500	$53,700	$88,600	$53,600	$54,400	$58,900
Adjusted Sale Price		$133,600	$151,800	$139,900	$115,100	$118,800
Comparable Estimate	$132,000 ($93.75/SFLA)					

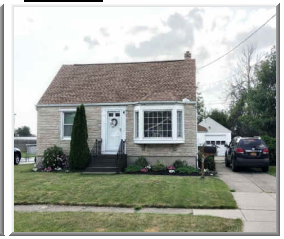
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-8	113.71-8-2	112.68-2-14	113.61-5-15	113.55-5-11	113.64-1-8
Owner	Preischel, Willard J	Otamere, Trina D	Niedbalski, Samantha L	Marone, Thomas	Jackson, Kathleen M	Nati, Kim Marie
Address	192 Aris Ave	295 Parker St	180 Rossler Ave	118 Hedley St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	60 x 119	32 x 125	60 x 120	63 x 108	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1905 / 0	1900 / 0	1902 / 0	1903 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.5	1.5	1.5
Bedrooms	4	4	2	2	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1249	1244	1176	1240	1070	1060
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1547	1343	1596	1840	1520	1556
Att/Det Gar Sqft	396	528	396	528	399	264
Prior Land	$8,100					
Prior Total	$64,500					
Comp Land Estimate	$12,000	$13,000	$8,000	$13,000	$13,000	$7,200
Sale Date		1/3/2020	10/14/2020	4/10/2018	9/30/2019	4/26/2018
Sale Price		$111,000	$131,840	$115,000	$125,600	$83,000
Time Adj Sale Price		$112,100	$131,800	$127,100	$128,500	$91,800
TADJSP/SQFT		$83.47	$82.58	$69.08	$84.54	$59.00
Total Adj Factors	$45,600	$47,400	$52,000	$60,000	$48,100	$43,400
Adjusted Sale Price		$110,300	$125,400	$112,700	$126,000	$94,000
Comparable Estimate	$114,000 ($73.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-24	113.62-5-11	113.70-4-24	113.70-5-4	113.62-5-21	113.70-5-20
Owner	Wheeler, Patricia	Fuest, Lauren A	Rodriguez, Carlos A	Walkow, Jacob	Rose-Lindquist, Molly K	Begum, Zahera
Address	195 Aris Ave	238 Cass Ave	209 Crisfield Ave	180 Cass Ave	221 Aris Ave	173 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	50 x 124	48 x 114	90 x 124	51 x 98	60 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1947 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / Y	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	796	780	730	960	948	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 72
SFLA	1126	1110	1060	1140	1278	1152
Att/Det Gar Sqft	240	352	294	294	352	400
Prior Land	$8,400					
Prior Total	$70,600					
Comp Land Estimate	$11,000	$12,000	$11,000	$17,000	$11,000	$12,000
Sale Date		6/16/2020	1/31/2020	12/18/2019	9/16/2020	10/31/2019
Sale Price		$161,519	$122,000	$145,000	$139,000	$135,500
Time Adj Sale Price		$161,800	$123,200	$146,900	$139,000	$138,200
TADJSP/SQFT		$145.77	$116.23	$128.86	$108.76	$119.97
Total Adj Factors	$45,100	$48,500	$58,200	$54,700	$53,600	$53,100
Adjusted Sale Price		$158,400	$110,100	$137,300	$130,500	$130,200
Comparable Estimate	$133,000 ($118.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-25	113.63-2-26	113.78-1-12	113.62-5-21	113.61-5-13	113.70-5-17
Owner	Jezioro, Edward J	Ras, Benita L	Volsch, Dorian C	Rose-Lindquist, Molly K	Fiegl, Grant	Samuel, Brittany
Address	197 Aris Ave	181 Garland Ave	12 Hedley St	221 Aris Ave	130 Hedley St	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	55 x 124	50 x 120	51 x 98	60 x 120	55 x 119
Building Style	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1952 / 0	1952 / 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 110	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	2.0	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	734	1044	916	948	952	924
2nd Sty Area	682	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952	0 0
SFLA	1416	1374	1411	1278	1428	1254
Att/Det Gar Sqft	320	384	392	352	352	440
Prior Land	$9,600					
Prior Total	$78,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$11,000	$13,000	$13,000
Sale Date		4/24/2020	4/3/2020	9/16/2020	8/26/2019	10/16/2020
Sale Price		$132,100	$185,000	$139,000	$120,000	$115,000
Time Adj Sale Price		$132,800	$185,900	$139,000	$123,200	$115,000
TADJSP/SQFT		$96.65	$131.75	$108.76	$86.27	$91.71
Total Adj Factors	$56,100	$53,700	$88,600	$53,600	$58,900	$54,400
Adjusted Sale Price		$135,200	$153,400	$141,500	$120,400	$116,700
Comparable Estimate	$133,000 ($93.93/SFLA)					

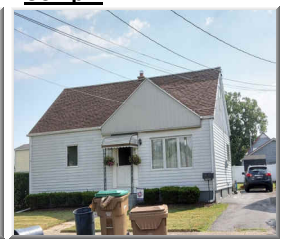
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-5	113.57-2-22	113.69-3-26	113.61-3-23	113.61-5-12	113.78-1-12
Owner	Owczarczak, Euphemia	Andrews, Christopher	Branka, Steven	Campbell, Errol T	Whitaker, Carrie L	Volsch, Dorian C
Address	200 Aris Ave	49 Raymond Ave	149 Medina St	195 Medina St	134 Hedley St	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	122	120	120	120	120
School Code	143009	143001	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 114	60 x 145	65 x 117	60 x 117	60 x 120	50 x 120
Building Style	03 Split level	03 Split level	01 Ranch	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1956 / 0	1957 / 0	1950 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.7
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	1112	1452	1306	1050	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	522 0	0 0	0 0	0 470	0 0
SFLA	1532	1634	1452	1306	1526	1411
Att/Det Gar Sqft	408	528	576	294	484	392
Prior Land	$10,800					
Prior Total	$110,600					
Comp Land Estimate	$13,000	$20,100	$14,000	$13,000	$13,000	$12,000
Sale Date		5/26/2020	12/2/2019	6/12/2020	11/6/2019	4/3/2020
Sale Price		$206,500	$124,500	$131,000	$129,900	$185,000
Time Adj Sale Price		$207,200	$126,200	$131,200	$132,100	$185,900
TADJSP/SQFT		$126.81	$86.91	$100.46	$86.57	$131.75
Total Adj Factors	$62,300	$97,700	$71,800	$76,900	$65,900	$88,600
Adjusted Sale Price		$171,800	$116,700	$116,600	$128,500	$159,600
Comparable Estimate	$139,000 ($90.73/SFLA)					

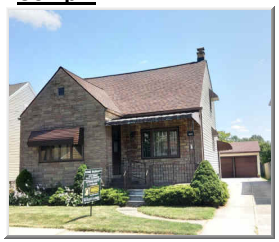
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

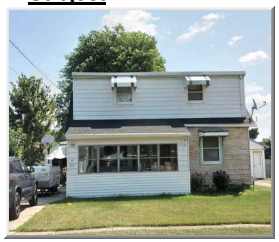
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-26	113.70-4-24	113.62-5-11	113.78-4-4	113.54-8-3	113.70-3-19
Owner	Nies, Mark D	Rodriguez, Carlos A	Fuest, Lauren A	Bailey, Matthew R	Plante, Anjolie R	Crawford, Chelsea N
Address	201 Aris Ave	209 Crisfield Ave	238 Cass Ave	90 Aris Ave	32 Linden St	1365 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	48 x 114	50 x 124	50 x 114	54 x 123	46 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1950 / 0	1954 / 0	1950 / 0	1951 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	682	730	780	704	800	860
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 0
SFLA	1023	1060	1110	1056	998	1025
Att/Det Gar Sqft	280	294	352		440	200
Prior Land	$8,400					
Prior Total	$69,400					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$13,000	$11,000
Sale Date		1/31/2020	6/16/2020	9/17/2020	8/21/2020	8/22/2019
Sale Price		$122,000	$161,519	$140,000	$139,000	$115,000
Time Adj Sale Price		$123,200	$161,800	$140,000	$139,000	$118,100
TADJSP/SQFT		$116.23	$145.77	$132.58	$139.28	$115.22
Total Adj Factors	$43,300	$58,200	$48,500	$42,600	$45,500	$42,300
Adjusted Sale Price		$108,300	$156,600	$140,700	$136,800	$119,100
Comparable Estimate	$132,000 ($129.03/SFLA)					

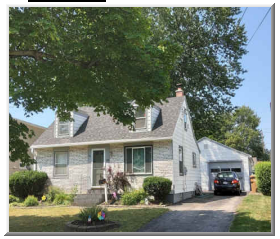
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-4	113.62-5-21	113.63-2-26	113.70-5-17	113.55-5-9	113.78-1-12
Owner	Goodell, Michael E	Rose-Lindquist, Molly K	Ras, Benita L	Samuel, Brittany	Siracuse, Lisa K	Volsch, Dorian C
Address	206 Aris Ave	221 Aris Ave	181 Garland Ave	157 Aris Ave	81 Girard Ave	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 114	51 x 98	55 x 124	55 x 119	63 x 108	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1950 / 0	1950 / 0	1955 / 0	1954 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	996	948	1044	924	912	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1326	1278	1374	1254	1346	1411
Att/Det Gar Sqft	280	352	384	440	336	392
Prior Land	$11,100					
Prior Total	$82,000					
Comp Land Estimate	$12,000	$11,000	$13,000	$13,000	$13,000	$12,000
Sale Date		9/16/2020	4/24/2020	10/16/2020	1/3/2020	4/3/2020
Sale Price		$139,000	$132,100	$115,000	$155,217	$185,000
Time Adj Sale Price		$139,000	$132,800	$115,000	$156,800	$185,900
TADJSP/SQFT		$108.76	$96.65	$91.71	$116.49	$131.75
Total Adj Factors	$52,600	$53,600	$53,700	$54,400	$58,200	$88,600
Adjusted Sale Price		$138,000	$131,700	$113,200	$151,200	$149,900
Comparable Estimate	$137,000 ($103.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-27	113.62-5-11	113.70-4-24	113.62-5-18	113.78-4-4	113.62-5-21
Owner	Gravelle, Shawn	Fuest, Lauren A	Rodriguez, Carlos A	Foegen, Ellen	Bailey, Matthew R	Rose-Lindquist, Molly K
Address	207 Aris Ave	238 Cass Ave	209 Crisfield Ave	215 Aris Ave	90 Aris Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	50 x 124	48 x 114	51 x 99	50 x 114	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1952 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	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	3 Partial 0
1st Sty Area	780	780	730	780	704	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 300	0 0	0 0
SFLA	1110	1110	1060	1110	1056	1278
Att/Det Gar Sqft	352	352	294	352		352
Prior Land	$9,000					
Prior Total	$78,100					
Comp Land Estimate	$11,000	$12,000	$11,000	$11,000	$12,000	$11,000
Sale Date		6/16/2020	1/31/2020	12/18/2018	9/17/2020	9/16/2020
Sale Price		$161,519	$122,000	$135,000	$140,000	$139,000
Time Adj Sale Price		$161,800	$123,200	$142,600	$140,000	$139,000
TADJSP/SQFT		$145.77	$116.23	$128.47	$132.58	$108.76
Total Adj Factors	$48,100	$48,500	$58,200	$46,600	$42,600	$53,600
Adjusted Sale Price		$161,400	$113,100	$144,100	$145,500	$133,500
Comparable Estimate	$140,000 ($126.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-28	113.62-5-21	113.63-2-26	113.70-5-17	113.61-4-24	113.62-5-11
Owner	Connolly, Mary	Rose-Lindquist, Molly K	Ras, Benita L	Samuel, Brittany	Toledo-Castro, Oudaliz	Fuest, Lauren A
Address	209 Aris Ave	221 Aris Ave	181 Garland Ave	157 Aris Ave	205 Alaska St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	51 x 98	55 x 124	55 x 119	45 x 117	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1950 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	990	948	1044	924	825	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1278	1374	1254	1221	1110
Att/Det Gar Sqft	294	352	384	440		352
Prior Land	$9,000					
Prior Total	$81,600					
Comp Land Estimate	$11,000	$11,000	$13,000	$13,000	$11,000	$12,000
Sale Date		9/16/2020	4/24/2020	10/16/2020	8/31/2020	6/16/2020
Sale Price		$139,000	$132,100	$115,000	$115,000	$161,519
Time Adj Sale Price		$139,000	$132,800	$115,000	$115,000	$161,800
TADJSP/SQFT		$108.76	$96.65	$91.71	$94.19	$145.77
Total Adj Factors	$52,700	$53,600	$53,700	$54,400	$27,700	$48,500
Adjusted Sale Price		$138,100	$131,800	$113,300	$140,000	$166,000
Comparable Estimate	$138,000 ($104.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-3	113.70-3-9	113.63-3-4	113.63-2-16	113.78-1-12	113.61-5-12
Owner	Wypij, Helen	Wisniewski, Nicholas	Kenney, Emily D	Bowers, Amanda E	Volsch, Dorian C	Whitaker, Carrie L
Address	210 Aris Ave	206 Crisfield Ave	225 Bright St	174 Bright St	12 Hedley St	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	48 x 114	45 x 123	50 x 124	50 x 120	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1948 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	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 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	1.7	1.7	1.7	1.7	1.7	1.5
Bedrooms	4	4	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	930	930	953	1020	916	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 0	0 470
SFLA	1628	1627	1667	1515	1411	1526
Att/Det Gar Sqft	440	352	484	320	392	484
Prior Land	$9,500					
Prior Total	$83,100					
Comp Land Estimate	$12,000	$11,000	$11,000	$12,000	$12,000	$13,000
Sale Date		3/22/2019	9/30/2019	7/1/2019	4/3/2020	11/6/2019
Sale Price		$170,000	$121,000	$132,500	$185,000	$129,900
Time Adj Sale Price		$177,400	$123,800	$136,500	$185,900	$132,100
TADJSP/SQFT		$109.04	$74.27	$90.10	$131.75	$86.57
Total Adj Factors	$62,500	$80,000	$66,800	$62,500	$88,600	$65,900
Adjusted Sale Price		$159,900	$119,500	$136,500	$159,800	$128,700
Comparable Estimate	$141,000 ($86.61/SFLA)					

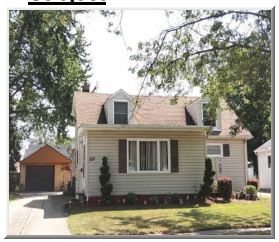
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-29	113.63-2-16	113.61-5-12	113.63-2-26	113.62-5-21	113.70-3-9
Owner	Holzman, Robert G	Bowers, Amanda E	Whitaker, Carrie L	Ras, Benita L	Rose-Lindquist, Molly K	Wisniewski, Nicholas
Address	211 Aris Ave	174 Bright St	134 Hedley St	181 Garland Ave	221 Aris Ave	206 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	50 x 124	60 x 120	55 x 124	51 x 98	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1950 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 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	1020	1020	1050	1044	948	930
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 470	0 0	0 0	0 0
SFLA	1515	1515	1526	1374	1278	1627
Att/Det Gar Sqft	280	320	484	384	352	352
Prior Land	$10,000					
Prior Total	$88,000					
Comp Land Estimate	$11,000	$12,000	$13,000	$13,000	$11,000	$11,000
Sale Date		7/1/2019	11/6/2019	4/24/2020	9/16/2020	3/22/2019
Sale Price		$132,500	$129,900	$132,100	$139,000	$170,000
Time Adj Sale Price		$136,500	$132,100	$132,800	$139,000	$177,400
TADJSP/SQFT		$90.10	$86.57	$96.65	$108.76	$109.04
Total Adj Factors	$59,200	$62,500	$65,900	$53,700	$53,600	$80,000
Adjusted Sale Price		$133,200	$125,400	$138,300	$144,600	$156,600
Comparable Estimate	$140,000 ($92.41/SFLA)					

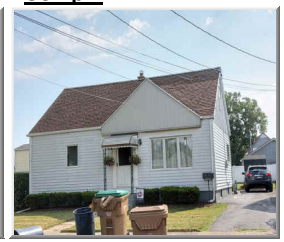
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-2	113.62-5-21	113.63-2-26	113.70-5-17	113.55-5-9	113.78-1-12
Owner	Hogan, Robin	Rose-Lindquist, Molly K	Ras, Benita L	Samuel, Brittany	Siracuse, Lisa K	Volsch, Dorian C
Address	212 Aris Ave	221 Aris Ave	181 Garland Ave	157 Aris Ave	81 Girard Ave	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	51 x 98	55 x 124	55 x 119	63 x 108	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1950 / 0	1950 / 0	1955 / 0	1954 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	990	948	1044	924	912	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1278	1374	1254	1346	1411
Att/Det Gar Sqft	320	352	384	440	336	392
Prior Land	$10,600					
Prior Total	$86,000					
Comp Land Estimate	$12,000	$11,000	$13,000	$13,000	$13,000	$12,000
Sale Date		9/16/2020	4/24/2020	10/16/2020	1/3/2020	4/3/2020
Sale Price		$139,000	$132,100	$115,000	$155,217	$185,000
Time Adj Sale Price		$139,000	$132,800	$115,000	$156,800	$185,900
TADJSP/SQFT		$108.76	$96.65	$91.71	$116.49	$131.75
Total Adj Factors	$54,900	$53,600	$53,700	$54,400	$58,200	$88,600
Adjusted Sale Price		$140,300	$134,000	$115,500	$153,500	$152,200
Comparable Estimate	$139,000 ($105.3/SFLA)					

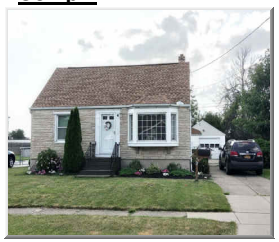
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-18	113.62-5-11	113.70-4-24	113.62-5-18	113.62-5-21	113.78-4-4
Owner	Foegen, Ellen	Fuest, Lauren A	Rodriguez, Carlos A	Foegen, Ellen	Rose-Lindquist, Molly K	Bailey, Matthew R
Address	215 Aris Ave	238 Cass Ave	209 Crisfield Ave	215 Aris Ave	221 Aris Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	50 x 124	48 x 114	51 x 99	51 x 98	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1952 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	4
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	3 Partial 0	4 Full 0
1st Sty Area	780	780	730	780	948	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 300	0 0	0 0
SFLA	1110	1110	1060	1110	1278	1056
Att/Det Gar Sqft	352	352	294	352	352	
Prior Land	$10,000					
Prior Total	$86,000					
Comp Land Estimate	$11,000	$12,000	$11,000	$11,000	$11,000	$12,000
Sale Date		6/16/2020	1/31/2020	12/18/2018	9/16/2020	9/17/2020
Sale Price		$161,519	$122,000	$135,000	$139,000	$140,000
Time Adj Sale Price		$161,800	$123,200	$142,600	$139,000	$140,000
TADJSP/SQFT		$145.77	$116.23	$128.47	$108.76	$132.58
Total Adj Factors	$46,000	$48,500	$58,200	$46,600	$53,600	$42,600
Adjusted Sale Price		$159,300	$111,000	$142,000	$131,400	$143,400
Comparable Estimate	$137,000 ($123.42/SFLA)					

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

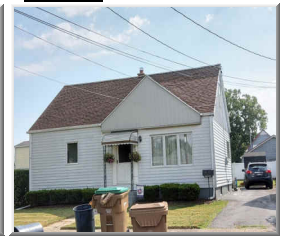
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-4-1	113.62-5-11	113.70-5-20	113.70-4-24	113.62-5-21	113.78-4-4
Owner	Zielinski, Patricia	Fuest, Lauren A	Begum, Zahera	Rodriguez, Carlos A	Rose-Lindquist, Molly K	Bailey, Matthew R
Address	216 Aris Ave	238 Cass Ave	173 Aris Ave	209 Crisfield Ave	221 Aris Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 124	60 x 98	48 x 114	51 x 98	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1956 / 0	1954 / 0	1952 / 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 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	1 / N	0 / Y	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	660	780	768	730	948	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 72	0 200	0 0	0 0
SFLA	1155	1110	1152	1060	1278	1056
Att/Det Gar Sqft	320	352	400	294	352	
Prior Land	$10,600					
Prior Total	$84,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$11,000	$12,000
Sale Date		6/16/2020	10/31/2019	1/31/2020	9/16/2020	9/17/2020
Sale Price		$161,519	$135,500	$122,000	$139,000	$140,000
Time Adj Sale Price		$161,800	$138,200	$123,200	$139,000	$140,000
TADJSP/SQFT		$145.77	$119.97	$116.23	$108.76	$132.58
Total Adj Factors	$48,500	$48,500	$53,100	$58,200	$53,600	$42,600
Adjusted Sale Price		$161,800	$133,600	$113,500	$133,900	$145,900
Comparable Estimate	$138,000 ($119.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-19	113.78-1-12	113.63-2-26	113.62-5-21	112.83-7-1	113.61-5-13
Owner	Szalazny, Joan	Volsch, Dorian C	Ras, Benita L	Rose-Lindquist, Molly K	Anzalone, Samuel A	Fiegl, Grant
Address	217 Aris Ave	12 Hedley St	181 Garland Ave	221 Aris Ave	250 Willowlawn Pkwy	130 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	50 x 120	55 x 124	51 x 98	51 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1954 / 0	1950 / 0	1952 / 0	1960 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	946	916	1044	948	858	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 100	0 952
SFLA	1441	1411	1374	1278	1501	1428
Att/Det Gar Sqft	280	392	384	352	768	352
Prior Land	$10,000					
Prior Total	$90,000					
Comp Land Estimate	$11,000	$12,000	$13,000	$11,000	$12,000	$13,000
Sale Date		4/3/2020	4/24/2020	9/16/2020	9/25/2020	8/26/2019
Sale Price		$185,000	$132,100	$139,000	$180,000	$120,000
Time Adj Sale Price		$185,900	$132,800	$139,000	$180,000	$123,200
TADJSP/SQFT		$131.75	$96.65	$108.76	$119.92	$86.27
Total Adj Factors	$57,500	$88,600	$53,700	$53,600	$70,100	$58,900
Adjusted Sale Price		$154,800	$136,600	$142,900	$167,400	$121,800
Comparable Estimate	$145,000 ($100.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-14	113.70-5-17	113.62-5-21	113.62-5-11	113.61-4-24	113.63-2-26
Owner	Tkaczyk, Daniel J	Samuel, Brittany	Rose-Lindquist, Molly K	Fuest, Lauren A	Toledo-Castro, Oudaliz	Ras, Benita L
Address	218 Aris Ave	157 Aris Ave	221 Aris Ave	238 Cass Ave	205 Alaska St	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	55 x 119	51 x 98	50 x 124	45 x 117	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	765	924	948	780	825	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1260	1254	1278	1110	1221	1374
Att/Det Gar Sqft	352	440	352	352		384
Prior Land	$10,600					
Prior Total	$88,000					
Comp Land Estimate	$12,000	$13,000	$11,000	$12,000	$11,000	$13,000
Sale Date		10/16/2020	9/16/2020	6/16/2020	8/31/2020	4/24/2020
Sale Price		$115,000	$139,000	$161,519	$115,000	$132,100
Time Adj Sale Price		$115,000	$139,000	$161,800	$115,000	$132,800
TADJSP/SQFT		$91.71	$108.76	$145.77	$94.19	$96.65
Total Adj Factors	$52,600	$54,400	$53,600	$48,500	$27,700	$53,700
Adjusted Sale Price		$113,200	$138,000	$165,900	$139,900	$131,700
Comparable Estimate	$138,000 ($109.52/SFLA)					

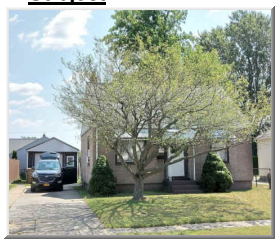
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-20	113.54-8-3	113.61-5-22	113.63-2-17	113.62-5-25	113.62-5-11
Owner	Glinski, Ann L	Plante, Anjolie R	Simons, Patricia E	Duengfelder, Amy L	Merlino, Dallas T	Fuest, Lauren A
Address	219 Aris Ave	32 Linden St	91 Colby St	168 Bright St	235 Aris Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 99	54 x 123	63 x 120	50 x 124	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	800	660	660	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 0
SFLA	990	998	990	990	990	1110
Att/Det Gar Sqft	308	440	260	352	480	352
Prior Land	$9,000					
Prior Total	$73,900					
Comp Land Estimate	$11,000	$13,000	$14,000	$12,000	$11,000	$12,000
Sale Date		8/21/2020	2/10/2020	12/30/2019	8/30/2019	6/16/2020
Sale Price		$139,000	$105,000	$112,000	$125,000	$161,519
Time Adj Sale Price		$139,000	$105,900	$113,500	$128,400	$161,800
TADJSP/SQFT		$139.28	$106.97	$114.65	$129.70	$145.77
Total Adj Factors	$42,100	$45,500	$43,600	$46,500	$44,600	$48,500
Adjusted Sale Price		$135,600	$104,400	$109,100	$125,900	$155,400
Comparable Estimate	$126,000 ($127.27/SFLA)					

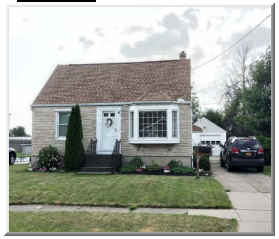
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-13	113.63-2-18	113.70-1-25	113.54-8-3	113.71-4-10	113.62-5-25
Owner	Opera, Serafino	Lelonek, Justin	Hare, Jennifer E	Plante, Anjolie R	Henninger, Adam M	Merlino, Dallas T
Address	220 Aris Ave	162 Bright St	67 Hedley St	32 Linden St	94 Helen St	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 124	53 x 120	54 x 123	60 x 122	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1951 / 0	1950 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	2	2	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	660	660	660	800	840	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	777	880	660	998	840	990
Att/Det Gar Sqft	320	352		440	360	480
Prior Land	$9,500					
Prior Total	$66,900					
Comp Land Estimate	$12,000	$12,000	$12,000	$13,000	$14,000	$11,000
Sale Date		5/20/2020	10/19/2020	8/21/2020	9/17/2019	8/30/2019
Sale Price		$99,000	$116,000	$139,000	$118,000	$125,000
Time Adj Sale Price		$99,300	$116,000	$139,000	$120,800	$128,400
TADJSP/SQFT		$112.84	$175.76	$139.28	$143.81	$129.70
Total Adj Factors	$44,300	$40,900	$30,700	$45,500	$41,700	$44,600
Adjusted Sale Price		$102,700	$129,600	$137,800	$123,400	$128,100
Comparable Estimate	$124,000 ($159.59/SFLA)					

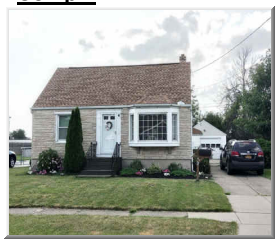
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-21	113.62-5-21	113.70-5-17	113.63-2-26	113.61-4-24	113.62-5-11
Owner	Rose-Lindquist, Molly K	Rose-Lindquist, Molly K	Samuel, Brittany	Ras, Benita L	Toledo-Castro, Oudaliz	Fuest, Lauren A
Address	221 Aris Ave	221 Aris Ave	157 Aris Ave	181 Garland Ave	205 Alaska St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 98	51 x 98	55 x 119	55 x 124	45 x 117	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	948	948	924	1044	825	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1278	1278	1254	1374	1221	1110
Att/Det Gar Sqft	352	352	440	384		352
Prior Land	$9,900					
Prior Total	$83,000					
Comp Land Estimate	$11,000	$11,000	$13,000	$13,000	$11,000	$12,000
Sale Date		9/16/2020	10/16/2020	4/24/2020	8/31/2020	6/16/2020
Sale Price		$139,000	$115,000	$132,100	$115,000	$161,519
Time Adj Sale Price		$139,000	$115,000	$132,800	$115,000	$161,800
TADJSP/SQFT		$108.76	$91.71	$96.65	$94.19	$145.77
Total Adj Factors	$53,600	$53,600	$54,400	$53,700	$27,700	$48,500
Adjusted Sale Price		$139,000	$114,200	$132,700	$140,900	$166,900
Comparable Estimate	$139,000 ($108.76/SFLA)					

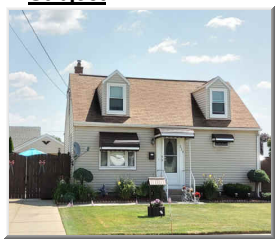
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-12	113.62-5-11	113.70-4-24	113.54-8-3	113.70-5-4	113.62-5-21
Owner	Heintz, Brad M	Fuest, Lauren A	Rodriguez, Carlos A	Plante, Anjolie R	Walkow, Jacob	Rose-Lindquist, Molly K
Address	224 Aris Ave	238 Cass Ave	209 Crisfield Ave	32 Linden St	180 Cass Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 124	48 x 114	54 x 123	90 x 124	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1954 / 0	1950 / 0	1947 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / Y	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	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	3 Partial 0
1st Sty Area	772	780	730	800	960	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 0
SFLA	1102	1110	1060	998	1140	1278
Att/Det Gar Sqft	280	352	294	440	294	352
Prior Land	$10,600					
Prior Total	$77,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$13,000	$17,000	$11,000
Sale Date		6/16/2020	1/31/2020	8/21/2020	12/18/2019	9/16/2020
Sale Price		$161,519	$122,000	$139,000	$145,000	$139,000
Time Adj Sale Price		$161,800	$123,200	$139,000	$146,900	$139,000
TADJSP/SQFT		$145.77	$116.23	$139.28	$128.86	$108.76
Total Adj Factors	$56,700	$48,500	$58,200	$45,500	$54,700	$53,600
Adjusted Sale Price		$170,000	$121,700	$150,200	$148,900	$142,100
Comparable Estimate	$147,000 ($133.39/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	143089	143089	143089
Print Key	113.62-5-22	113.54-8-3	113.62-5-25	113.63-2-17	113.62-5-11	113.63-1-29
Owner	Diblasio, Daniel C	Plante, Anjolie R	Merlino, Dallas T	Duengfelder, Amy L	Fuest, Lauren A	Kocur, Scott M II
Address	225 Aris Ave	32 Linden St	235 Aris Ave	168 Bright St	238 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 98	54 x 123	49 x 98	50 x 124	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	07 Stone	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	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	660	800	660	660	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 560
SFLA	990	998	990	990	1110	990
Att/Det Gar Sqft	308	440	480	352	352	440
Prior Land	$9,200					
Prior Total	$74,700					
Comp Land Estimate	$11,000	$13,000	$11,000	$12,000	$12,000	$13,000
Sale Date		8/21/2020	8/30/2019	12/30/2019	6/16/2020	9/12/2019
Sale Price		$139,000	$125,000	$112,000	$161,519	$114,000
Time Adj Sale Price		$139,000	$128,400	$113,500	$161,800	$116,700
TADJSP/SQFT		$139.28	$129.70	$114.65	$145.77	$117.88
Total Adj Factors	$54,200	$45,500	$44,600	$46,500	$48,500	$46,400
Adjusted Sale Price		$147,700	$138,000	$121,200	$167,500	$124,500
Comparable Estimate	$140,000 ($141.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-11	113.63-2-18	113.54-8-3	113.71-4-10	113.70-1-25	113.62-5-25
Owner	Marszalek, Sylvia E	Lelonek, Justin	Plante, Anjolie R	Henninger, Adam M	Hare, Jennifer E	Merlino, Dallas T
Address	226 Aris Ave	162 Bright St	32 Linden St	94 Helen St	67 Hedley St	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 114	50 x 124	54 x 123	60 x 122	53 x 120	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1949 / 0	1950 / 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 No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	2	3	2	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	834	660	800	840	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	834	880	998	840	660	990
Att/Det Gar Sqft	288 280	352	440	360		480
Prior Land	$9,700					
Prior Total	$71,900					
Comp Land Estimate	$12,000	$12,000	$13,000	$14,000	$12,000	$11,000
Sale Date		5/20/2020	8/21/2020	9/17/2019	10/19/2020	8/30/2019
Sale Price		$99,000	$139,000	$118,000	$116,000	$125,000
Time Adj Sale Price		$99,300	$139,000	$120,800	$116,000	$128,400
TADJSP/SQFT		$112.84	$139.28	$143.81	$175.76	$129.70
Total Adj Factors	$40,800	$40,900	$45,500	$41,700	$30,700	$44,600
Adjusted Sale Price		$99,200	$134,300	$119,900	$126,100	$124,600
Comparable Estimate	$121,000 ($145.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-10	113.62-5-11	113.54-8-3	113.62-5-25	113.70-4-24	113.63-2-17
Owner	Barsht, Gerald E	Fuest, Lauren A	Plante, Anjolie R	Merlino, Dallas T	Rodriguez, Carlos A	Duengfelder, Amy L
Address	228 Aris Ave	238 Cass Ave	32 Linden St	235 Aris Ave	209 Crisfield Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 114	50 x 124	54 x 123	49 x 98	48 x 114	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	720	780	800	660	730	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 320
SFLA	1050	1110	998	990	1060	990
Att/Det Gar Sqft	352	352	440	480	294	352
Prior Land	$10,000					
Prior Total	$73,400					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$11,000	$12,000
Sale Date		6/16/2020	8/21/2020	8/30/2019	1/31/2020	12/30/2019
Sale Price		$161,519	$139,000	$125,000	$122,000	$112,000
Time Adj Sale Price		$161,800	$139,000	$128,400	$123,200	$113,500
TADJSP/SQFT		$145.77	$139.28	$129.70	$116.23	$114.65
Total Adj Factors	$45,900	$48,500	$45,500	$44,600	$58,200	$46,500
Adjusted Sale Price		$159,200	$139,400	$129,700	$110,900	$112,900
Comparable Estimate	$130,000 ($123.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-23	113.62-5-11	113.62-5-21	113.70-5-4	113.70-4-24	113.62-5-18
Owner	Granata, Todd M	Fuest, Lauren A	Rose-Lindquist, Molly K	Walkow, Jacob	Rodriguez, Carlos A	Foegen, Ellen
Address	229 Aris Ave	238 Cass Ave	221 Aris Ave	180 Cass Ave	209 Crisfield Ave	215 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	50 x 124	51 x 98	90 x 124	48 x 114	51 x 99
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1947 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	780	948	960	730	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 300
SFLA	1140	1110	1278	1140	1060	1110
Att/Det Gar Sqft	308	352	352	294	294	352
Prior Land	$8,500					
Prior Total	$76,300					
Comp Land Estimate	$11,000	$12,000	$11,000	$17,000	$11,000	$11,000
Sale Date		6/16/2020	9/16/2020	12/18/2019	1/31/2020	12/18/2018
Sale Price		$161,519	$139,000	$145,000	$122,000	$135,000
Time Adj Sale Price		$161,800	$139,000	$146,900	$123,200	$142,600
TADJSP/SQFT		$145.77	$108.76	$128.86	$116.23	$128.47
Total Adj Factors	$47,900	$48,500	$53,600	$54,700	$58,200	$46,600
Adjusted Sale Price		$161,200	$133,300	$140,100	$112,900	$143,900
Comparable Estimate	$138,000 ($121.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-24	113.62-5-21	113.63-2-26	113.70-5-17	113.78-1-12	113.55-5-9
Owner	Piccolo, Deborah A	Rose-Lindquist, Molly K	Ras, Benita L	Samuel, Brittany	Volsch, Dorian C	Siracuse, Lisa K
Address	231 Aris Ave	221 Aris Ave	181 Garland Ave	157 Aris Ave	12 Hedley St	81 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	51 x 98	55 x 124	55 x 119	50 x 120	63 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1950 / 0	1954 / 0	1955 / 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 110	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	1.7	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	860	948	1044	924	916	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1355	1278	1374	1254	1411	1346
Att/Det Gar Sqft	320	352	384	440	392	336
Prior Land	$9,700					
Prior Total	$88,000					
Comp Land Estimate	$11,000	$11,000	$13,000	$13,000	$12,000	$13,000
Sale Date		9/16/2020	4/24/2020	10/16/2020	4/3/2020	1/3/2020
Sale Price		$139,000	$132,100	$115,000	$185,000	$155,217
Time Adj Sale Price		$139,000	$132,800	$115,000	$185,900	$156,800
TADJSP/SQFT		$108.76	$96.65	$91.71	$131.75	$116.49
Total Adj Factors	$52,600	$53,600	$53,700	$54,400	$88,600	$58,200
Adjusted Sale Price		$138,000	$131,700	$113,200	$149,900	$151,200
Comparable Estimate	$137,000 ($101.11/SFLA)					

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

Roll Year: 2021

Option : 120_ENPM_OPTIONS

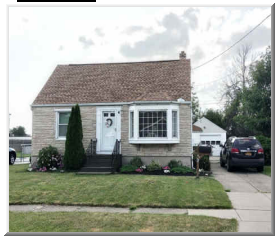
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-9	113.54-8-3	113.62-5-25	113.63-2-17	113.62-5-11	113.63-1-29
Owner	Mai, Tam T	Plante, Anjolie R	Merlino, Dallas T	Duengfelder, Amy L	Fuest, Lauren A	Kocur, Scott M II
Address	232 Aris Ave	32 Linden St	235 Aris Ave	168 Bright St	238 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 114	54 x 123	49 x 98	50 x 124	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	800	660	660	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 560
SFLA	990	998	990	990	1110	990
Att/Det Gar Sqft	280	440	480	352	352	440
Prior Land	$10,900					
Prior Total	$61,000					
Comp Land Estimate	$12,000	$13,000	$11,000	$12,000	$12,000	$13,000
Sale Date		8/21/2020	8/30/2019	12/30/2019	6/16/2020	9/12/2019
Sale Price		$139,000	$125,000	$112,000	$161,519	$114,000
Time Adj Sale Price		$139,000	$128,400	$113,500	$161,800	$116,700
TADJSP/SQFT		$139.28	$129.70	$114.65	$145.77	$117.88
Total Adj Factors	$43,800	$45,500	$44,600	$46,500	$48,500	$46,400
Adjusted Sale Price		$137,300	$127,600	$110,800	$157,100	$114,100
Comparable Estimate	$129,000 ($130.3/SFLA)					

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

Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-25	113.54-8-3	113.62-5-25	113.63-2-17	113.62-5-11	113.63-1-29
Owner	Merlino, Dallas T	Plante, Anjolie R	Merlino, Dallas T	Duengfelder, Amy L	Fuest, Lauren A	Kocur, Scott M II
Address	235 Aris Ave	32 Linden St	235 Aris Ave	168 Bright St	238 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	54 x 123	49 x 98	50 x 124	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	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	660	800	660	660	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 560
SFLA	990	998	990	990	1110	990
Att/Det Gar Sqft	480	440	480	352	352	440
Prior Land	$8,500					
Prior Total	$71,300					
Comp Land Estimate	$11,000	$13,000	$11,000	$12,000	$12,000	$13,000
Sale Date		8/21/2020	8/30/2019	12/30/2019	6/16/2020	9/12/2019
Sale Price		$139,000	$125,000	$112,000	$161,519	$114,000
Time Adj Sale Price		$139,000	$128,400	$113,500	$161,800	$116,700
TADJSP/SQFT		$139.28	$129.70	$114.65	$145.77	$117.88
Total Adj Factors	$44,600	$45,500	$44,600	$46,500	$48,500	$46,400
Adjusted Sale Price		$138,100	$128,400	$111,600	$157,900	$114,900
Comparable Estimate	$130,000 ($131.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-8	113.62-5-11	113.54-8-3	113.70-4-24	113.62-5-21	113.70-5-4
Owner	Jarzyniecki, James E	Fuest, Lauren A	Plante, Anjolie R	Rodriguez, Carlos A	Rose-Lindquist, Molly K	Walkow, Jacob
Address	236 Aris Ave	238 Cass Ave	32 Linden St	209 Crisfield Ave	221 Aris Ave	180 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 114	50 x 124	54 x 123	48 x 114	51 x 98	90 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1950 / 0	1954 / 0	1952 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	4
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	3 Partial 0	4 Full 0
1st Sty Area	772	780	800	730	948	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1102	1110	998	1060	1278	1140
Att/Det Gar Sqft	280	352	440	294	352	294
Prior Land	$9,800					
Prior Total	$74,700					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$11,000	$17,000
Sale Date		6/16/2020	8/21/2020	1/31/2020	9/16/2020	12/18/2019
Sale Price		$161,519	$139,000	$122,000	$139,000	$145,000
Time Adj Sale Price		$161,800	$139,000	$123,200	$139,000	$146,900
TADJSP/SQFT		$145.77	$139.28	$116.23	$108.76	$128.86
Total Adj Factors	$45,900	$48,500	$45,500	$58,200	$53,600	$54,700
Adjusted Sale Price		$159,200	$139,400	$110,900	$131,300	$138,100
Comparable Estimate	$136,000 ($123.41/SFLA)					

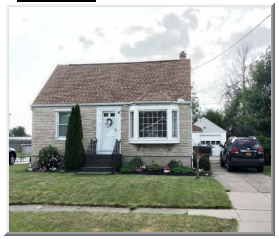
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-26	113.62-5-11	113.62-5-21	113.70-5-4	113.70-4-24	113.62-5-18
Owner	Sturgis, Michael	Fuest, Lauren A	Rose-Lindquist, Molly K	Walkow, Jacob	Rodriguez, Carlos A	Foegen, Ellen
Address	237 Aris Ave	238 Cass Ave	221 Aris Ave	180 Cass Ave	209 Crisfield Ave	215 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	50 x 124	51 x 98	90 x 124	48 x 114	51 x 99
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1947 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	810	780	948	960	730	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 300
SFLA	1140	1110	1278	1140	1060	1110
Att/Det Gar Sqft	484	352	352	294	294	352
Prior Land	$8,500					
Prior Total	$72,600					
Comp Land Estimate	$11,000	$12,000	$11,000	$17,000	$11,000	$11,000
Sale Date		6/16/2020	9/16/2020	12/18/2019	1/31/2020	12/18/2018
Sale Price		$161,519	$139,000	$145,000	$122,000	$135,000
Time Adj Sale Price		$161,800	$139,000	$146,900	$123,200	$142,600
TADJSP/SQFT		$145.77	$108.76	$128.86	$116.23	$128.47
Total Adj Factors	$47,800	$48,500	$53,600	$54,700	$58,200	$46,600
Adjusted Sale Price		$161,100	$133,200	$140,000	$112,800	$143,800
Comparable Estimate	$138,000 ($121.05/SFLA)					

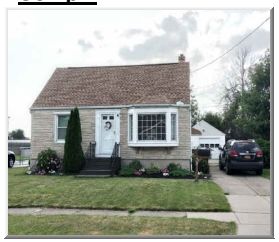
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

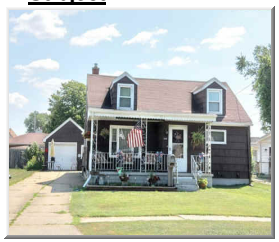
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-7	113.54-8-3	113.62-5-25	113.63-2-17	113.62-5-11	113.63-1-29
Owner	Slachciak, Frank P	Plante, Anjolie R	Merlino, Dallas T	Duengfelder, Amy L	Fuest, Lauren A	Kocur, Scott M II
Address	240 Aris Ave	32 Linden St	235 Aris Ave	168 Bright St	238 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 114	54 x 123	49 x 98	50 x 124	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	800	660	660	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 560
SFLA	990	998	990	990	1110	990
Att/Det Gar Sqft	320	440	480	352	352	440
Prior Land	$9,800					
Prior Total	$70,800					
Comp Land Estimate	$12,000	$13,000	$11,000	$12,000	$12,000	$13,000
Sale Date		8/21/2020	8/30/2019	12/30/2019	6/16/2020	9/12/2019
Sale Price		$139,000	$125,000	$112,000	$161,519	$114,000
Time Adj Sale Price		$139,000	$128,400	$113,500	$161,800	$116,700
TADJSP/SQFT		$139.28	$129.70	$114.65	$145.77	$117.88
Total Adj Factors	$43,700	$45,500	$44,600	$46,500	$48,500	$46,400
Adjusted Sale Price		$137,200	$127,500	$110,700	$157,000	$114,000
Comparable Estimate	$129,000 ($130.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-27	113.54-8-3	113.62-5-25	113.61-5-22	113.63-2-17	113.62-5-11
Owner	Kramer, Michael J	Plante, Anjolie R	Merlino, Dallas T	Simons, Patricia E	Duengfelder, Amy L	Fuest, Lauren A
Address	241 Aris Ave	32 Linden St	235 Aris Ave	91 Colby St	168 Bright St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	54 x 123	49 x 98	63 x 120	50 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	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	660	800	660	660	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 320	0 0
SFLA	990	998	990	990	990	1110
Att/Det Gar Sqft	352	440	480	260	352	352
Prior Land	$9,700					
Prior Total	$71,000					
Comp Land Estimate	$11,000	$13,000	$11,000	$14,000	$12,000	$12,000
Sale Date		8/21/2020	8/30/2019	2/10/2020	12/30/2019	6/16/2020
Sale Price		$139,000	$125,000	$105,000	$112,000	$161,519
Time Adj Sale Price		$139,000	$128,400	$105,900	$113,500	$161,800
TADJSP/SQFT		$139.28	$129.70	$106.97	$114.65	$145.77
Total Adj Factors	$43,100	$45,500	$44,600	$43,600	$46,500	$48,500
Adjusted Sale Price		$136,600	$126,900	$105,400	$110,100	$156,400
Comparable Estimate	$127,000 ($128.28/SFLA)					

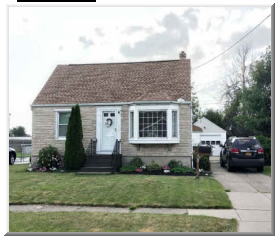
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-28	113.62-5-11	113.54-8-3	113.70-4-24	113.78-4-4	113.62-5-25
Owner	Winkowski, Richard M	Fuest, Lauren A	Plante, Anjolie R	Rodriguez, Carlos A	Bailey, Matthew R	Merlino, Dallas T
Address	245 Aris Ave	238 Cass Ave	32 Linden St	209 Crisfield Ave	90 Aris Ave	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 98	50 x 124	54 x 123	48 x 114	50 x 114	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1954 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	730	780	800	730	704	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1060	1110	998	1060	1056	990
Att/Det Gar Sqft		352	440	294		480
Prior Land	$8,500					
Prior Total	$72,400					
Comp Land Estimate	$11,000	$12,000	$13,000	$11,000	$12,000	$11,000
Sale Date		6/16/2020	8/21/2020	1/31/2020	9/17/2020	8/30/2019
Sale Price		$161,519	$139,000	$122,000	$140,000	$125,000
Time Adj Sale Price		$161,800	$139,000	$123,200	$140,000	$128,400
TADJSP/SQFT		$145.77	$139.28	$116.23	$132.58	$129.70
Total Adj Factors	$39,800	$48,500	$45,500	$58,200	$42,600	$44,600
Adjusted Sale Price		$153,100	$133,300	$104,800	$137,200	$123,600
Comparable Estimate	$130,000 ($122.64/SFLA)					

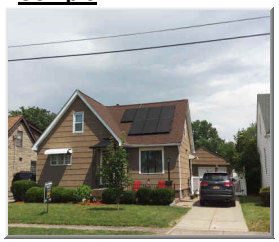
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-29	113.54-8-3	113.62-5-25	113.61-5-22	113.63-2-17	113.62-5-11
Owner	Penksa, James R	Plante, Anjolie R	Merlino, Dallas T	Simons, Patricia E	Duengfelder, Amy L	Fuest, Lauren A
Address	247 Aris Ave	32 Linden St	235 Aris Ave	91 Colby St	168 Bright St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	54 x 123	49 x 98	63 x 120	50 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	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	660	800	660	660	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 320	0 0
SFLA	990	998	990	990	990	1110
Att/Det Gar Sqft	440	440	480	260	352	352
Prior Land	$8,400					
Prior Total	$71,500					
Comp Land Estimate	$11,000	$13,000	$11,000	$14,000	$12,000	$12,000
Sale Date		8/21/2020	8/30/2019	2/10/2020	12/30/2019	6/16/2020
Sale Price		$139,000	$125,000	$105,000	$112,000	$161,519
Time Adj Sale Price		$139,000	$128,400	$105,900	$113,500	$161,800
TADJSP/SQFT		$139.28	$129.70	$106.97	$114.65	$145.77
Total Adj Factors	$43,600	$45,500	$44,600	$43,600	$46,500	$48,500
Adjusted Sale Price		$137,100	$127,400	$105,900	$110,600	$156,900
Comparable Estimate	$128,000 ($129.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-30	113.62-5-21	113.70-5-17	113.61-4-24	113.62-5-11	113.63-2-26
Owner	Klyczek, Thomas J	Rose-Lindquist, Molly K	Samuel, Brittany	Toledo-Castro, Oudaliz	Fuest, Lauren A	Ras, Benita L
Address	249 Aris Ave	221 Aris Ave	157 Aris Ave	205 Alaska St	238 Cass Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	51 x 98	55 x 119	45 x 117	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	988	948	924	825	780	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1273	1278	1254	1221	1110	1374
Att/Det Gar Sqft	280	352	440		352	384
Prior Land	$9,600					
Prior Total	$85,000					
Comp Land Estimate	$11,000	$11,000	$13,000	$11,000	$12,000	$13,000
Sale Date		9/16/2020	10/16/2020	8/31/2020	6/16/2020	4/24/2020
Sale Price		$139,000	$115,000	$115,000	$161,519	$132,100
Time Adj Sale Price		$139,000	$115,000	$115,000	$161,800	$132,800
TADJSP/SQFT		$108.76	$91.71	$94.19	$145.77	$96.65
Total Adj Factors	$48,200	$53,600	$54,400	$27,700	$48,500	$53,700
Adjusted Sale Price		$133,600	$108,800	$135,500	$161,500	$127,300
Comparable Estimate	$133,000 ($104.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-6	113.55-1-4	113.55-9-3	113.61-3-23	113.77-5-16	113.77-4-23
Owner	Kawczynski, Karen A	Prusak, Shirley	Fontanes, Raymond	Campbell, Errol T	Shaw, Joshua K	Wayne, Alexis M
Address	250 Aris Ave	95 Mansion Ave	30 Iroquois Ave	195 Medina St	6 Colby St	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	108 x 114	93 x 108	60 x 108	60 x 117	68 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1952 / 0	1957 / 0	1954 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1274	1360	1124	1306	1300	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1274	1360	1124	1306	1300	1176
Att/Det Gar Sqft	440	440	352	294	440	440
Prior Land	$15,900					
Prior Total	$97,000					
Comp Land Estimate	$18,000	$16,000	$13,000	$13,000	$14,000	$12,000
Sale Date		3/18/2020	8/10/2020	6/12/2020	8/2/2019	5/27/2020
Sale Price		$145,000	$147,500	$131,000	$120,900	$150,000
Time Adj Sale Price		$146,000	$147,500	$131,200	$124,100	$150,500
TADJSP/SQFT		$107.35	$131.23	$100.46	$95.46	$127.98
Total Adj Factors	$66,700	$68,800	$57,800	$76,900	$63,700	$60,000
Adjusted Sale Price		$143,900	$156,400	$121,000	$127,100	$157,200
Comparable Estimate	$141,000 ($110.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-31	113.62-5-11	113.54-8-3	113.70-4-24	113.62-5-21	113.62-5-18
Owner	Zielinski, Marlene	Fuest, Lauren A	Plante, Anjolie R	Rodriguez, Carlos A	Rose-Lindquist, Molly K	Foegen, Ellen
Address	251 Aris Ave	238 Cass Ave	32 Linden St	209 Crisfield Ave	221 Aris Ave	215 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	48 x 98	50 x 124	54 x 123	48 x 114	51 x 98	51 x 99
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1954 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	772	780	800	730	948	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 300
SFLA	1102	1110	998	1060	1278	1110
Att/Det Gar Sqft	352	352	440	294	352	352
Prior Land	$8,400					
Prior Total	$74,500					
Comp Land Estimate	$11,000	$12,000	$13,000	$11,000	$11,000	$11,000
Sale Date		6/16/2020	8/21/2020	1/31/2020	9/16/2020	12/18/2018
Sale Price		$161,519	$139,000	$122,000	$139,000	$135,000
Time Adj Sale Price		$161,800	$139,000	$123,200	$139,000	$142,600
TADJSP/SQFT		$145.77	$139.28	$116.23	$108.76	$128.47
Total Adj Factors	$45,800	$48,500	$45,500	$58,200	$53,600	$46,600
Adjusted Sale Price		$159,100	$139,300	$110,800	$131,200	$141,800
Comparable Estimate	$136,000 ($123.41/SFLA)					

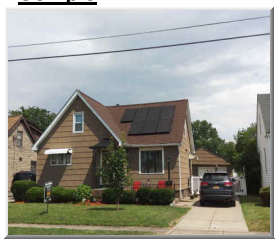
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-4-5	113.63-2-26	113.62-5-21	113.61-5-13	113.70-5-17	113.61-5-12
Owner	Grohmann, Carol A	Ras, Benita L	Rose-Lindquist, Molly K	Fiegl, Grant	Samuel, Brittany	Whitaker, Carrie L
Address	280 Aris Ave	181 Garland Ave	221 Aris Ave	130 Hedley St	157 Aris Ave	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	72 x 114	55 x 124	51 x 98	60 x 120	55 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1040	1044	948	952	924	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 952	0 0	0 470
SFLA	1400	1374	1278	1428	1254	1526
Att/Det Gar Sqft	210	384	352	352	440	484
Prior Land	$12,800					
Prior Total	$85,000					
Comp Land Estimate	$14,000	$13,000	$11,000	$13,000	$13,000	$13,000
Sale Date		4/24/2020	9/16/2020	8/26/2019	10/16/2020	11/6/2019
Sale Price		$132,100	$139,000	$120,000	$115,000	$129,900
Time Adj Sale Price		$132,800	$139,000	$123,200	$115,000	$132,100
TADJSP/SQFT		$96.65	$108.76	$86.27	$91.71	$86.57
Total Adj Factors	$56,900	$53,700	$53,600	$58,900	$54,400	$65,900
Adjusted Sale Price		$136,000	$142,300	$121,200	$117,500	$123,100
Comparable Estimate	$128,000 ($91.43/SFLA)					

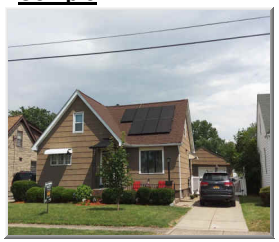
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-5-12	112.68-1-27	112.76-1-3	112.68-1-30	112.76-1-11	112.76-2-27
Owner	Privitera, Joseph J Jr	Klein, Brian J	Schneider, Kyle R	Rozwood, Colleen	Keith, John	Change, Courtney L
Address	80 Bismarck St	49 Colton St	300 Meadowbrook Pkwy	61 Colton St	268 Meadowbrook Pkwy	297 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	45 x 124	50 x 114	45 x 124	52 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1963 / 0	1955 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	4	3	4
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	744	720	909	832	848	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 462
SFLA	1116	1080	1305	1192	1256	1314
Att/Det Gar Sqft	720	280	440	320	364	308
Prior Land	$11,100					
Prior Total	$82,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/1/2020	10/21/2020	4/15/2019	10/8/2019	10/24/2019
Sale Price		$125,000	$142,500	$145,000	$133,000	$129,900
Time Adj Sale Price		$125,000	$142,500	$150,800	$135,700	$132,500
TADJSP/SQFT		$115.74	$109.20	$126.51	$108.04	$100.84
Total Adj Factors	$51,100	$44,700	$54,300	$49,800	$54,800	$54,100
Adjusted Sale Price		$131,400	$139,300	$152,100	$132,000	$129,500
Comparable Estimate	$137,000 ($122.76/SFLA)					

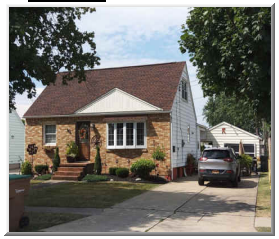
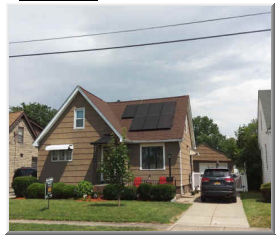
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

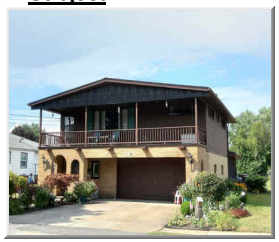
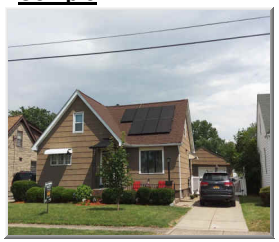
Roll Year: 2021

Option : 120_ENPM_OPTIONS

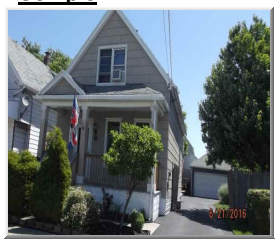
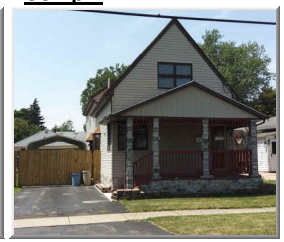
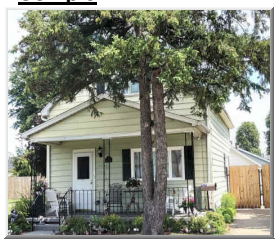
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-5-11	112.68-1-27	112.76-1-3	112.68-1-30	112.76-1-11	112.76-2-27
Owner	Williams Elaine J	Klein, Brian J	Schneider, Kyle R	Rozwood, Colleen	Keith, John	Change, Courtney L
Address	84 Bismarck St	49 Colton St	300 Meadowbrook Pkwy	61 Colton St	268 Meadowbrook Pkwy	297 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	45 x 124	50 x 114	45 x 124	52 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1963 / 0	1955 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3	4
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	744	720	909	832	848	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 462
SFLA	1116	1080	1305	1192	1256	1314
Att/Det Gar Sqft	312	280	440	320	364	308
Prior Land	$11,100					
Prior Total	$78,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/1/2020	10/21/2020	4/15/2019	10/8/2019	10/24/2019
Sale Price		$125,000	$142,500	$145,000	$133,000	$129,900
Time Adj Sale Price		$125,000	$142,500	$150,800	$135,700	$132,500
TADJSP/SQFT		$115.74	$109.20	$126.51	$108.04	$100.84
Total Adj Factors	$47,800	$44,700	$54,300	$49,800	$54,800	$54,100
Adjusted Sale Price		$128,100	$136,000	$148,800	$128,700	$126,200
Comparable Estimate	$134,000 ($120.07/SFLA)					

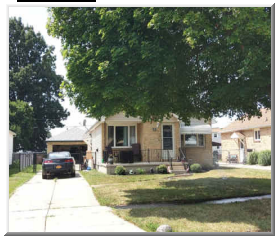
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-4-27	112.68-1-27	112.76-1-3	112.68-1-30	112.76-1-11	112.76-2-27
Owner	Johnson, Ann S	Klein, Brian J	Schneider, Kyle R	Rozwood, Colleen	Keith, John	Change, Courtney L
Address	100 Bismarck St	49 Colton St	300 Meadowbrook Pkwy	61 Colton St	268 Meadowbrook Pkwy	297 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	45 x 124	50 x 114	45 x 124	52 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3	4
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	720	720	909	832	848	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 462
SFLA	1080	1080	1305	1192	1256	1314
Att/Det Gar Sqft	576	280	440	320	364	308
Prior Land	$11,100					
Prior Total	$82,000					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/1/2020	10/21/2020	4/15/2019	10/8/2019	10/24/2019
Sale Price		$125,000	$142,500	$145,000	$133,000	$129,900
Time Adj Sale Price		$125,000	$142,500	$150,800	$135,700	$132,500
TADJSP/SQFT		$115.74	$109.20	$126.51	$108.04	$100.84
Total Adj Factors	$50,100	$44,700	$54,300	$49,800	$54,800	$54,100
Adjusted Sale Price		$130,400	$138,300	$151,100	$131,000	$128,500
Comparable Estimate	$136,000 ($125.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-4-26	112.83-7-1	112.76-1-3	112.76-2-27	112.76-1-11	113.78-1-12
Owner	Kurkowski, Mark F	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Keith, John	Volsch, Dorian C
Address	104 Bismarck St	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	268 Meadowbrook Pkwy	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 125	51 x 119	50 x 114	50 x 114	52 x 114	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1957 / 0	1956 / 0	1955 / 0	1954 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	1 / 0	2 / 1	1 / 0	1 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	858	909	876	848	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 100	0 0	0 462	0 0	0 0
SFLA	1477	1501	1305	1314	1256	1411
Att/Det Gar Sqft	280	768	440	308	364	392
Prior Land	$8,500					
Prior Total	$79,500					
Comp Land Estimate	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	10/8/2019	4/3/2020
Sale Price		$180,000	$142,500	$129,900	$133,000	$185,000
Time Adj Sale Price		$180,000	$142,500	$132,500	$135,700	$185,900
TADJSP/SQFT		$119.92	$109.20	$100.84	$108.04	$131.75
Total Adj Factors	$58,900	$70,100	$54,300	$54,100	$54,800	$88,600
Adjusted Sale Price		$168,800	$147,100	$137,300	$139,800	$156,200
Comparable Estimate	$150,000 ($101.56/SFLA)					

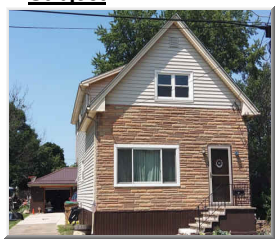
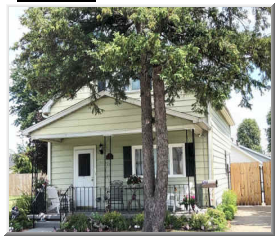
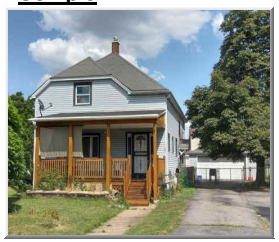
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143001	143089	143089	143089
Print Key	112.68-1-18	112.83-7-1	112.35-1-9	112.76-1-3	123.36-6-3	112.76-2-27
Owner	Gesicki, Arlene M	Anzalone, Samuel A	Acevedo, Louis G	Schneider, Kyle R	Gasiewicz, Stephanie M	Change, Courtney L
Address	148 Bismarck St	250 Willowlawn Pkwy	218 Wagner Ave	300 Meadowbrook Pkwy	42 Rossler Ave	297 Meadowbrook 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	120	120	301	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	53 x 74	51 x 119	60 x 118	50 x 114	80 x 100	50 x 114
Building Style	05 Colonial	04 Cape cod	05 Colonial	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1956 / 0	1957 / 0	1963 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	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	1.7	2.0	1.5	1.0	1.5
Bedrooms	2	4	4	4	2	4
Full/Half Baths	1 / 1	2 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	858	1020	909	1496	876
2nd Sty Area	896	0	540	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 0	0 204	0 462
SFLA	1688	1501	1560	1305	1496	1314
Att/Det Gar Sqft	616	768	440	440	520	308
Prior Land	$8,800					
Prior Total	$86,000					
Comp Land Estimate	$10,000	$12,000	$13,000	$12,000	$14,000	$12,000
Sale Date		9/25/2020	6/7/2019	10/21/2020	11/1/2019	10/24/2019
Sale Price		$180,000	$106,000	$142,500	$127,000	$129,900
Time Adj Sale Price		$180,000	$109,600	$142,500	$129,100	$132,500
TADJSP/SQFT		$119.92	$70.26	$109.20	$86.30	$100.84
Total Adj Factors	$77,500	$70,100	$55,500	$54,300	$90,400	$54,100
Adjusted Sale Price		$187,400	$131,600	$165,700	$116,200	$155,900
Comparable Estimate	$151,000 ($89.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-17	112.75-5-28	112.67-4-25	113.77-4-23	113.69-4-1	113.61-3-23
Owner	Minotti, Michael A	Kromphardt, Eric J	Miranda, Angela M	Wayne, Alexis M	Wilson, Amanda	Campbell, Errol T
Address	154 Bismarck St	293 Shanley St	6 Colton St	81 Alaska St	80 Colby St	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	75 x 86	51 x 114	75 x 124	50 x 117	35 x 125	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1961 / 0	1958 / 0	1964 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1230	958	1176	1020	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 300	0 0
SFLA	1194	1230	958	1176	1020	1306
Att/Det Gar Sqft	600	576	352	440	300	294
Prior Land	$8,900					
Prior Total	$83,400					
Comp Land Estimate	$13,000	$12,000	$15,000	$12,000	$9,000	$13,000
Sale Date		6/17/2020	7/23/2020	5/27/2020	4/11/2020	6/12/2020
Sale Price		$129,900	$148,000	$150,000	$115,000	$131,000
Time Adj Sale Price		$130,100	$148,000	$150,500	$115,600	$131,200
TADJSP/SQFT		$105.77	$154.49	$127.98	$113.33	$100.46
Total Adj Factors	$76,300	$61,900	$52,600	$60,000	$51,200	$76,900
Adjusted Sale Price		$144,500	$171,700	$166,800	$140,700	$130,600
Comparable Estimate	$151,000 ($126.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-7-9	113.71-8-2	112.68-2-14	123.35-9-18	113.61-5-15	113.55-5-11
Owner	Nichter, Paul G	Otamere, Trina D	Niedbalski, Samantha L	Milburth, Robert Josepl	Marone, Thomas	Jackson, Kathleen M
Address	30 Bright St	295 Parker St	180 Rossler Ave	39 Shanley St	118 Hedley St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	103 x 128	60 x 119	32 x 125	60 x 100	60 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1914 / 0	1903 / 0	1927 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.5	1.5
Bedrooms	5	4	2	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1288	1244	1176	1084	1240	1070
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1348	1343	1596	1351	1840	1520
Att/Det Gar Sqft	672	528	396	360	528	399
Prior Land	$16,300					
Prior Total	$64,000					
Comp Land Estimate	$18,000	$13,000	$8,000	$12,000	$13,000	$13,000
Sale Date		1/3/2020	10/14/2020	1/22/2019	4/10/2018	9/30/2019
Sale Price		$111,000	$131,840	$106,000	$115,000	$125,600
Time Adj Sale Price		$112,100	$131,800	$111,300	$127,100	$128,500
TADJSP/SQFT		$83.47	$82.58	$82.38	$69.08	$84.54
Total Adj Factors	$44,500	$47,400	$52,000	$43,600	$60,000	$48,100
Adjusted Sale Price		$109,200	$124,300	$112,200	$111,600	$124,900
Comparable Estimate	$116,000 ($86.05/SFLA)					

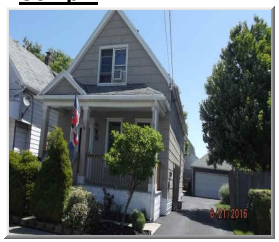
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-13.11	113.55-9-3	113.71-5-4	113.77-4-23	113.69-3-11	113.47-4-9
Owner	Kremblas, John R	Fontanes, Raymond	Squires, Clark E	Wayne, Alexis M	Maldonado, Carlos J	Miller, Andrew J
Address	39 Bright St	30 Iroquois Ave	22 Nandale Dr	81 Alaska St	102 Alaska St	123 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	100 x 208	60 x 108	50 x 149	50 x 117	50 x 117	60 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1952 / 0	1955 / 0	1958 / 0	1955 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
Full/Half Baths	1 / 1	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	1138	1124	1072	1176	1156	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	0 468
SFLA	1138	1124	1072	1176	1156	936
Att/Det Gar Sqft	400	352	484	440	280	532
Prior Land	$19,100					
Prior Total	$88,000					
Comp Land Estimate	$21,000	$13,000	$13,000	$12,000	$12,000	$12,000
Sale Date		8/10/2020	10/8/2020	5/27/2020	10/30/2019	8/28/2020
Sale Price		$147,500	$155,000	$150,000	$134,500	$155,000
Time Adj Sale Price		$147,500	$155,000	$150,500	$137,200	$155,000
TADJSP/SQFT		$131.23	$144.59	$127.98	$118.69	$165.60
Total Adj Factors	$52,300	$57,800	$57,300	$60,000	$56,400	$52,300
Adjusted Sale Price		$142,000	$150,000	$142,800	$133,100	$155,000
Comparable Estimate	$145,000 ($127.42/SFLA)					

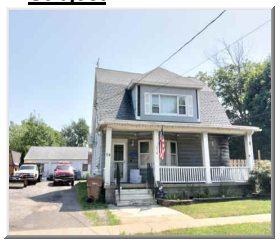
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

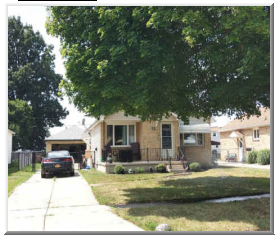
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-7-8	113.70-2-11	113.55-5-11	113.61-5-15	113.64-1-8	113.55-10-10.1
Owner	Thornton, Steven O	La Mond, Lisa	Jackson, Kathleen M	Marone, Thomas	Nati, Kim Marie	Brice, Tiona-Meche
Address	44 Bright St	1368 Harlem Rd	97 Girard Ave	118 Hedley St	72 Henry St	27 Peoria 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	45 x 120	63 x 108	60 x 120	30 x 109	90 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1937 / 0	1927 / 0	1903 / 0	1925 / 0	1945 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.5	1.5	2.0
Bedrooms	3	3	3	2	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1068	936	1070	1240	1060	1008
2nd Sty Area	608	840	0	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1876	1776	1520	1840	1556	2016
Att/Det Gar Sqft	720	440	399	528	264	528
Prior Land	$14,900					
Prior Total	$79,000					
Comp Land Estimate	$17,000	$11,000	$13,000	$13,000	$7,200	$16,000
Sale Date		6/23/2020	9/30/2019	4/10/2018	4/26/2018	12/17/2018
Sale Price		$110,800	$125,600	$115,000	$83,000	$110,000
Time Adj Sale Price		$111,000	$128,500	$127,100	$91,800	$116,200
TADJSP/SQFT		$62.50	$84.54	$69.08	$59.00	$57.64
Total Adj Factors	$62,200	$61,900	$48,100	$60,000	$43,400	$69,500
Adjusted Sale Price		$111,300	$142,600	$129,300	$110,600	$108,900
Comparable Estimate	$121,000 ($64.5/SFLA)					

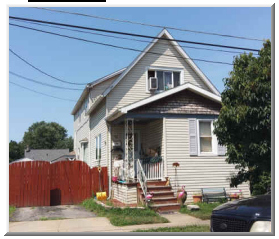
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-14.1	113.78-1-12	113.63-2-26	113.63-2-16	113.62-5-21	113.55-5-9
Owner	Somma, Thomas A III	Volsch, Dorian C	Ras, Benita L	Bowers, Amanda E	Rose-Lindquist, Molly K	Siracuse, Lisa K
Address	47 Bright St	12 Hedley St	181 Garland Ave	174 Bright St	221 Aris Ave	81 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	56 x 208	50 x 120	55 x 124	50 x 124	51 x 98	63 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1950 / 0	1950 / 0	1952 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	841	916	1044	1020	948	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1472	1411	1374	1515	1278	1346
Att/Det Gar Sqft	864	392	384	320	352	336
Prior Land	$14,100					
Prior Total	$89,000					
Comp Land Estimate	$16,000	$12,000	$13,000	$12,000	$11,000	$13,000
Sale Date		4/3/2020	4/24/2020	7/1/2019	9/16/2020	1/3/2020
Sale Price		$185,000	$132,100	$132,500	$139,000	$155,217
Time Adj Sale Price		$185,900	$132,800	$136,500	$139,000	$156,800
TADJSP/SQFT		$131.75	$96.65	$90.10	$108.76	$116.49
Total Adj Factors	$64,500	$88,600	$53,700	$62,500	$53,600	$58,200
Adjusted Sale Price		$161,800	$143,600	$138,500	$149,900	$163,100
Comparable Estimate	$151,000 ($102.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-15.1	113.63-2-18	113.71-4-10	113.63-2-17	113.70-5-7	113.63-1-29
Owner	Trzaska, Edward	Lelonek, Justin	Henninger, Adam M	Duengfelder, Amy L	Kozlowski, Ryan A	Kocur, Scott M II
Address	51 Bright St	162 Bright St	94 Helen St	168 Bright St	156 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	64 x 208	50 x 124	60 x 122	50 x 124	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1949 / 0	1949 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	2	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	696	660	840	660	774	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0	0 560
SFLA	861	880	840	990	939	990
Att/Det Gar Sqft	786	352	360	352	352	440
Prior Land	$18,600					
Prior Total	$101,260					
Comp Land Estimate	$17,000	$12,000	$14,000	$12,000	$12,000	$13,000
Sale Date		5/20/2020	9/17/2019	12/30/2019	5/13/2019	9/12/2019
Sale Price		$99,000	$118,000	$112,000	$125,000	$114,000
Time Adj Sale Price		$99,300	$120,800	$113,500	$129,600	$116,700
TADJSP/SQFT		$112.84	$143.81	$114.65	$138.02	$117.88
Total Adj Factors	$38,200	$40,900	$41,700	$46,500	$42,400	$46,400
Adjusted Sale Price		$96,600	$117,300	$105,200	$125,400	$108,500
Comparable Estimate	$111,000 ($128.92/SFLA)					

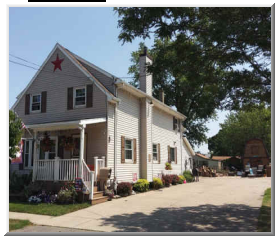
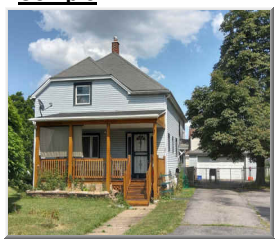
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-7-7	113.71-8-2	123.28-3-9	112.68-2-14	123.35-9-18	113.61-5-15
Owner	ANL 3 Realty LLC	Otamere, Trina D	Shaw, Ashley L	Niedbalski, Samantha L	Milburth, Robert Josepl	Marone, Thomas
Address	52 Bright St	295 Parker St	125 Meadowbrook Pkw	180 Rossler Ave	39 Shanley St	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 119	30 x 99	32 x 125	60 x 100	60 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	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1922 / 0	1902 / 0	1914 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.3	1.3	1.5	1.3	1.5
Bedrooms	2	4	3	2	2	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	900	1244	920	1176	1084	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	900	1343	989	1596	1351	1840
Att/Det Gar Sqft	440	528		396	360	528
Prior Land	$12,200					
Prior Total	$44,000					
Comp Land Estimate	$14,000	$13,000	$7,000	$8,000	$12,000	$13,000
Sale Date		1/3/2020	4/7/2020	10/14/2020	1/22/2019	4/10/2018
Sale Price		$111,000	$85,000	$131,840	$106,000	$115,000
Time Adj Sale Price		$112,100	$85,400	$131,800	$111,300	$127,100
TADJSP/SQFT		$83.47	$86.35	$82.58	$82.38	$69.08
Total Adj Factors	$9,300	$47,400	$26,400	$52,000	$43,600	$60,000
Adjusted Sale Price		$74,000	$68,300	$89,100	$77,000	$76,400
Comparable Estimate	$77,000 ($85.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-16.12	113.55-9-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11	113.47-5-2
Owner	Szumigala Donald	Crone, Scott E	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John	Hartmann, Robert P Jr
Address	59 Bright St	35 Wabash Ave	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy	130 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 208	40 x 108	90 x 109	72 x 107	38 x 100	95 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1907 / 0	1911 / 0	1922 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	1 No central No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	2.0	1.7
Bedrooms	5	4	4	3	4	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1388	1440	1535	1430	1100	1402
2nd Sty Area	1036	1080	0	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2424	2520	1993	2145	2200	2243
Att/Det Gar Sqft	440	440	342	744	440	484
Prior Land	$18,000					
Prior Total	$95,000					
Comp Land Estimate	$20,000	$10,000	$16,000	$14,000	$9,000	$16,000
Sale Date		12/30/2019	11/8/2019	3/1/2018	10/9/2020	12/9/2019
Sale Price		$134,999	$155,000	$168,000	$137,000	$153,060
Time Adj Sale Price		$136,800	$157,600	$186,800	$137,000	$155,100
TADJSP/SQFT		$54.29	$79.08	$87.09	$62.27	$69.15
Total Adj Factors	$49,100	$76,800	$59,400	$64,200	$39,600	$72,700
Adjusted Sale Price		$109,100	$147,300	$171,700	$146,500	$131,500
Comparable Estimate	$141,000 ($58.17/SFLA)					

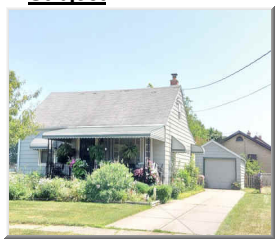
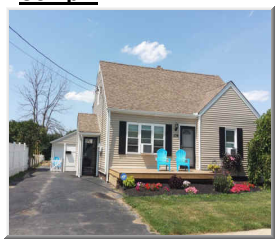
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-7-6	113.71-5-4	113.72-2-2	113.55-9-3	113.77-4-23	112.76-4-20
Owner	Janusz, David T	Squires, Clark E	Harold, Sylvester	Fontanes, Raymond	Wayne, Alexis M	Karki, Deo N
Address	60 Bright St	22 Nandale Dr	38 Edmund St	30 Iroquois Ave	81 Alaska St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 149	50 x 109	60 x 108	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1956 / 0	1952 / 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3	3
Full/Half Baths	2 / 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	1072	1072	1054	1124	1176	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 300	0 0	0 0	0 0
SFLA	1072	1072	1054	1124	1176	1012
Att/Det Gar Sqft	484	484	460	352	440	352
Prior Land	$11,100					
Prior Total	$82,000					
Comp Land Estimate	$12,000	$13,000	$12,000	$13,000	$12,000	$11,000
Sale Date		10/8/2020	4/9/2019	8/10/2020	5/27/2020	10/16/2020
Sale Price		$155,000	$155,000	$147,500	$150,000	$134,900
Time Adj Sale Price		$155,000	$161,200	$147,500	$150,500	$134,900
TADJSP/SQFT		$144.59	$152.94	$131.23	$127.98	$133.30
Total Adj Factors	$56,300	$57,300	$54,500	$57,800	$60,000	$52,300
Adjusted Sale Price		$154,000	$163,000	$146,000	$146,800	$138,900
Comparable Estimate	$150,000 ($139.93/SFLA)					

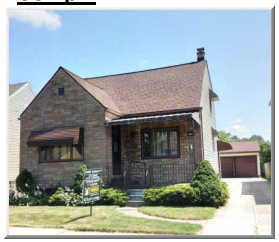
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-7-5	113.64-2-8	113.55-9-13	113.54-5-1.1	123.36-5-29.11	113.47-5-2
Owner	Miller, Charles L III	Prible, Stacey Lin	Crone, Scott E	Bahuga, Nabyo Joseph	Kaneza, John	Hartmann, Robert P Jr
Address	62 Bright St	88 Edmund St	35 Wabash Ave	92 Mansion Ave	57 Willowlawn Pkwy	130 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 124	90 x 109	40 x 108	72 x 107	38 x 100	95 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1920 / 0	1911 / 0	1922 / 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 90	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air Yes	2 Hot air Yes	1 No central No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	1.5	2.0	1.7
Bedrooms	4	4	4	3	4	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1322	1535	1440	1430	1100	1402
2nd Sty Area	1000	0	1080	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2322	1993	2520	2145	2200	2243
Att/Det Gar Sqft	484	342	440	744	440	484
Prior Land	$7,900					
Prior Total	$84,400					
Comp Land Estimate	$10,000	$16,000	$10,000	$14,000	$9,000	$16,000
Sale Date		11/8/2019	12/30/2019	3/1/2018	10/9/2020	12/9/2019
Sale Price		$155,000	$134,999	$168,000	$137,000	$153,060
Time Adj Sale Price		$157,600	$136,800	$186,800	$137,000	$155,100
TADJSP/SQFT		$79.08	$54.29	$87.09	$62.27	$69.15
Total Adj Factors	$62,600	$59,400	$76,800	$64,200	$39,600	$72,700
Adjusted Sale Price		$160,800	$122,600	$185,200	$160,000	$145,000
Comparable Estimate	$155,000 ($66.75/SFLA)					

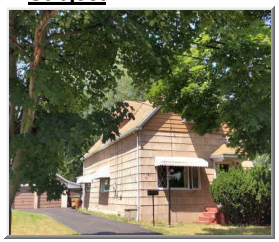
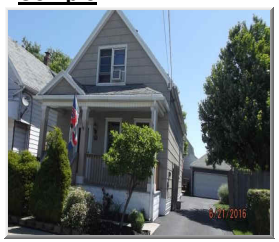
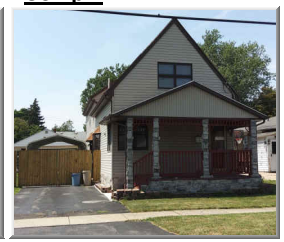
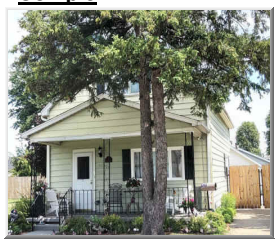
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-12.11	113.61-5-15	113.71-8-2	112.68-2-14	113.70-2-11	113.55-10-10.1
Owner	Bakowski , Albert A	Marone, Thomas	Otamere, Trina D	Niedbalski, Samantha L	La Mond, Lisa	Brice, Tiona-Meche
Address	65 Bright St	118 Hedley St	295 Parker St	180 Rossler Ave	1368 Harlem Rd	27 Peoria 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 404	60 x 120	60 x 119	32 x 125	45 x 120	90 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1903 / 0	1900 / 0	1902 / 0	1937 / 0	1945 / 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	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.5	2.0	2.0
Bedrooms	4	2	4	2	3	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1278	1240	1244	1176	936	1008
2nd Sty Area	990	0	0	0	840	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2268	1840	1343	1596	1776	2016
Att/Det Gar Sqft		528	528	396	440	528
Prior Land	$15,400					
Prior Total	$83,000					
Comp Land Estimate	$17,000	$13,000	$13,000	$8,000	$11,000	$16,000
Sale Date		4/10/2018	1/3/2020	10/14/2020	6/23/2020	12/17/2018
Sale Price		$115,000	$111,000	$131,840	$110,800	$110,000
Time Adj Sale Price		$127,100	$112,100	$131,800	$111,000	$116,200
TADJSP/SQFT		$69.08	$83.47	$82.58	$62.50	$57.64
Total Adj Factors	$86,400	$60,000	$47,400	$52,000	$61,900	$69,500
Adjusted Sale Price		$153,500	$151,100	$166,200	$135,500	$133,100
Comparable Estimate	$148,000 ($65.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-18	113.63-2-18	113.63-2-17	113.70-5-7	113.71-4-10	113.78-4-4
Owner	Foser Charles F	Lelonek, Justin	Duengfelder, Amy L	Kozlowski, Ryan A	Henninger, Adam M	Bailey, Matthew R
Address	75 Bright St	162 Bright St	168 Bright St	156 Cass Ave	94 Helen St	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	59 x 108	50 x 124	50 x 124	50 x 124	60 x 122	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1949 / 0	1950 / 0	1950 / 0	1949 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	2	3	3	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	616	660	660	774	840	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	924	880	990	939	840	1056
Att/Det Gar Sqft	616	352	352	352	360	
Prior Land	$10,300					
Prior Total	$70,800					
Comp Land Estimate	$13,000	$12,000	$12,000	$12,000	$14,000	$12,000
Sale Date		5/20/2020	12/30/2019	5/13/2019	9/17/2019	9/17/2020
Sale Price		$99,000	$112,000	$125,000	$118,000	$140,000
Time Adj Sale Price		$99,300	$113,500	$129,600	$120,800	$140,000
TADJSP/SQFT		$112.84	$114.65	$138.02	$143.81	$132.58
Total Adj Factors	$44,100	$40,900	$46,500	$42,400	$41,700	$42,600
Adjusted Sale Price		$102,500	$111,100	$131,300	$123,200	$141,500
Comparable Estimate	$122,000 ($132.03/SFLA)					

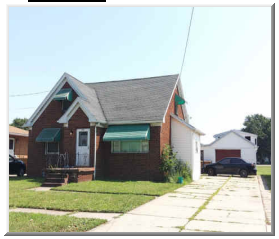
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-6-19	113.62-5-11	113.78-4-4	113.70-4-24	113.71-4-3	113.70-5-4
Owner	Leatherbarrow, Ellen	Fuest, Lauren A	Bailey, Matthew R	Rodriguez, Carlos A	Fijas, Amy L	Walkow, Jacob
Address	79 Bright St	238 Cass Ave	90 Aris Ave	209 Crisfield Ave	136 Helen St	180 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 108	50 x 124	50 x 114	48 x 114	67 x 122	90 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1954 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	780	704	730	793	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1110	1110	1056	1060	1153	1140
Att/Det Gar Sqft	280	352		294	420	294
Prior Land	$10,500					
Prior Total	$71,800					
Comp Land Estimate	$13,000	$12,000	$12,000	$11,000	$14,000	$17,000
Sale Date		6/16/2020	9/17/2020	1/31/2020	5/14/2019	12/18/2019
Sale Price		$161,519	$140,000	$122,000	$129,000	$145,000
Time Adj Sale Price		$161,800	$140,000	$123,200	$133,800	$146,900
TADJSP/SQFT		$145.77	$132.58	$116.23	$116.05	$128.86
Total Adj Factors	$46,600	$48,500	$42,600	$58,200	$51,300	$54,700
Adjusted Sale Price		$159,900	$144,000	$111,600	$129,100	$138,800
Comparable Estimate	$137,000 ($123.42/SFLA)					

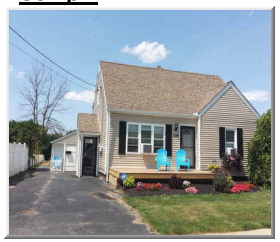
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-11	113.70-5-16	113.63-3-4	113.63-2-16	113.70-3-9	113.63-2-26
Owner	Schmitt, Mitchell M	Baker, Roger	Kenney, Emily D	Bowers, Amanda E	Wisniewski, Nicholas	Ras, Benita L
Address	95 Bright St	258 Parker St	225 Bright St	174 Bright St	206 Crisfield Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 128	50 x 120	45 x 123	50 x 124	48 x 114	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1948 / 0	1950 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.7	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	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	3 Partial 0
1st Sty Area	1044	1035	953	1020	930	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 0	0 0
SFLA	1827	1867	1667	1515	1627	1374
Att/Det Gar Sqft	440	765	484	320	352	384
Prior Land	$11,700					
Prior Total	$95,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$11,000	$13,000
Sale Date		6/4/2018	9/30/2019	7/1/2019	3/22/2019	4/24/2020
Sale Price		$138,000	$121,000	$132,500	$170,000	$132,100
Time Adj Sale Price		$150,900	$123,800	$136,500	$177,400	$132,800
TADJSP/SQFT		$80.82	$74.27	$90.10	$109.04	$96.65
Total Adj Factors	$70,700	$75,300	$66,800	$62,500	$80,000	$53,700
Adjusted Sale Price		$146,300	$127,700	$144,700	$168,100	$149,800
Comparable Estimate	$147,000 ($80.46/SFLA)					

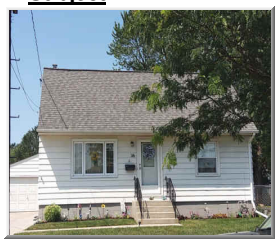
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-9	113.71-8-2	112.68-2-14	123.35-9-18	113.61-5-15	113.55-5-11
Owner	Westrum, Mitchell	Otamere, Trina D	Niedbalski, Samantha L	Milburth, Robert Josepl	Marone, Thomas	Jackson, Kathleen M
Address	104 Bright St	295 Parker St	180 Rossler Ave	39 Shanley St	118 Hedley St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 119	32 x 125	60 x 100	60 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1914 / 0	1903 / 0	1927 / 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 No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	4	2	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1321	1244	1176	1084	1240	1070
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1321	1343	1596	1351	1840	1520
Att/Det Gar Sqft	506	528	396	360	528	399
Prior Land	$11,300					
Prior Total	$62,100					
Comp Land Estimate	$14,000	$13,000	$8,000	$12,000	$13,000	$13,000
Sale Date		1/3/2020	10/14/2020	1/22/2019	4/10/2018	9/30/2019
Sale Price		$111,000	$131,840	$106,000	$115,000	$125,600
Time Adj Sale Price		$112,100	$131,800	$111,300	$127,100	$128,500
TADJSP/SQFT		$83.47	$82.58	$82.38	$69.08	$84.54
Total Adj Factors	$30,800	$47,400	$52,000	$43,600	$60,000	$48,100
Adjusted Sale Price		$95,500	$110,600	$98,500	$97,900	$111,200
Comparable Estimate	$103,000 ($77.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-10	113.63-2-26	113.70-5-17	113.62-5-21	113.70-5-4	113.62-1-18
Owner	Lelonek, Barbara	Ras, Benita L	Samuel, Brittany	Rose-Lindquist, Molly K	Walkow, Jacob	Dutson, Tanya C
Address	105 Bright St	181 Garland Ave	157 Aris Ave	221 Aris Ave	180 Cass Ave	91 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 107	55 x 124	55 x 119	51 x 98	90 x 124	61 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1950 / 0	1950 / 0	1952 / 0	1947 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1008	1044	924	948	960	833
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1358	1374	1254	1278	1140	1367
Att/Det Gar Sqft	529	384	440	352	294	308
Prior Land	$10,500					
Prior Total	$81,600					
Comp Land Estimate	$13,000	$13,000	$13,000	$11,000	$17,000	$14,000
Sale Date		4/24/2020	10/16/2020	9/16/2020	12/18/2019	12/6/2018
Sale Price		$132,100	$115,000	$139,000	$145,000	$120,000
Time Adj Sale Price		$132,800	$115,000	$139,000	$146,900	$126,800
TADJSP/SQFT		$96.65	$91.71	$108.76	$128.86	$92.76
Total Adj Factors	$51,200	$53,700	$54,400	$53,600	$54,700	$56,600
Adjusted Sale Price		$130,300	$111,800	$136,600	$143,400	$121,400
Comparable Estimate	$129,000 ($94.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-9	113.69-4-1	113.71-5-4	113.56-6-6	113.40-1-2	113.48-7-3
Owner	Lods, Robert M	Wilson, Amanda	Squires, Clark E	Dick, Brendon R	Doromal, Rodolfo	Whitton, Kevin T
Address	107 Bright St	80 Colby St	22 Nandale Dr	38 Starlite Ave	134 Patricia Ln	122 St Felix 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 111	35 x 125	50 x 149	50 x 102	52 x 102	51 x 102
Building 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	1967 / 0	1964 / 0	1955 / 0	1963 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm 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 / 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	1004	1020	1072	1120	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 560	0 0
SFLA	1004	1020	1072	1120	1120	960
Att/Det Gar Sqft	286	300	484	308	308	280
Prior Land	$6,000					
Prior Total	$79,000					
Comp Land Estimate	$8,000	$9,000	$13,000	$11,000	$11,000	$11,000
Sale Date		4/11/2020	10/8/2020	7/2/2020	9/28/2020	6/10/2019
Sale Price		$115,000	$155,000	$145,000	$158,000	$120,000
Time Adj Sale Price		$115,600	$155,000	$145,000	$158,000	$124,000
TADJSP/SQFT		$113.33	$144.59	$129.46	$141.07	$129.17
Total Adj Factors	$48,000	$51,200	$57,300	$55,500	$59,700	$49,700
Adjusted Sale Price		$112,400	$145,700	$137,500	$146,300	$122,300
Comparable Estimate	$133,000 ($132.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-8	113.70-8-1.1	113.48-8-7	113.47-3-20	113.48-8-2	113.54-4-3.1
Owner	Haulton, Christopher	Farnham, William D	Parker, Robert J	McGuire, Aubrey R	Williams, Duane	Rashid, Harunur
Address	111 Bright St	207 Parker St	50 Patricia Ln	177 Kennedy Rd	70 Patricia Ln	84 Warsaw St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	114 x 114	50 x 102	52 x 102	51 x 102	62 x 123
Building Style	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 2	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	988	1553	858	832	858	858
2nd Sty Area	0	0	858	832	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1729	2597	1716	1664	1716	1716
Att/Det Gar Sqft	448	552	528			416
Prior Land	$11,900					
Prior Total	$82,000					
Comp Land Estimate	$13,000	$18,000	$11,000	$11,000	$11,000	$14,000
Sale Date		7/18/2018	9/12/2019	2/7/2020	6/20/2019	12/7/2018
Sale Price		$165,000	$160,000	$130,000	$145,000	$139,900
Time Adj Sale Price		$179,400	$163,800	$131,100	$149,900	$147,800
TADJSP/SQFT		$69.08	$95.45	$78.79	$87.35	$86.13
Total Adj Factors	$66,500	$96,600	$65,300	$57,000	$58,300	$66,000
Adjusted Sale Price		$149,300	$165,000	$140,600	$158,100	$148,300
Comparable Estimate	$152,000 ($87.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-7	113.70-5-4	113.62-5-11	113.70-5-17	113.71-4-3	113.63-2-17
Owner	Gorski Michael	Walkow, Jacob	Fuest, Lauren A	Samuel, Brittany	Fijas, Amy L	Duengfelder, Amy L
Address	112 Bright St	180 Cass Ave	238 Cass Ave	157 Aris Ave	136 Helen St	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	90 x 124	50 x 124	55 x 119	67 x 122	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1947 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	810	960	780	924	793	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	1140	1140	1110	1254	1153	990
Att/Det Gar Sqft	720	294	352	440	420	352
Prior Land	$9,800					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$17,000	$12,000	$13,000	$14,000	$12,000
Sale Date		12/18/2019	6/16/2020	10/16/2020	5/14/2019	12/30/2019
Sale Price		$145,000	$161,519	$115,000	$129,000	$112,000
Time Adj Sale Price		$146,900	$161,800	$115,000	$133,800	$113,500
TADJSP/SQFT		$128.86	$145.77	$91.71	$116.05	$114.65
Total Adj Factors	$52,400	$54,700	$48,500	$54,400	$51,300	$46,500
Adjusted Sale Price		$144,600	$165,700	$113,000	$134,900	$119,400
Comparable Estimate	$136,000 ($119.3/SFLA)					

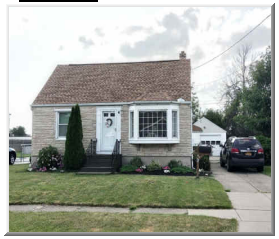
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-6	113.63-2-17	113.63-1-29	113.62-5-11	113.54-8-3	113.63-2-18
Owner	Mack, Mary Jane	Duengfelder, Amy L	Kocur, Scott M II	Fuest, Lauren A	Plante, Anjolie R	Lelonek, Justin
Address	116 Bright St	168 Bright St	219 Cass Ave	238 Cass Ave	32 Linden St	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	55 x 124	50 x 124	54 x 123	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	4	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	682	660	660	780	800	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 560	0 0	0 0	0 0
SFLA	1023	990	990	1110	998	880
Att/Det Gar Sqft	360	352	440	352	440	352
Prior Land	$9,800					
Prior Total	$73,700					
Comp Land Estimate	$12,000	$12,000	$13,000	$12,000	$13,000	$12,000
Sale Date		12/30/2019	9/12/2019	6/16/2020	8/21/2020	5/20/2020
Sale Price		$112,000	$114,000	$161,519	$139,000	$99,000
Time Adj Sale Price		$113,500	$116,700	$161,800	$139,000	$99,300
TADJSP/SQFT		$114.65	$117.88	$145.77	$139.28	$112.84
Total Adj Factors	$45,200	$46,500	$46,400	$48,500	$45,500	$40,900
Adjusted Sale Price		$112,200	$115,500	$158,500	$138,700	$103,600
Comparable Estimate	$126,000 ($123.17/SFLA)					

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

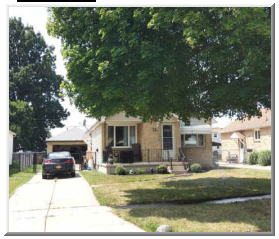
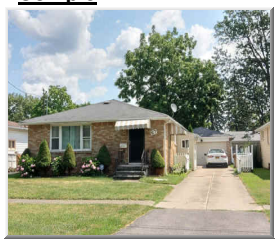
Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-7	113.61-3-23	113.55-1-4	113.69-3-26	113.56-7-29	113.77-4-23
Owner	Wlodarczyk, Andrew H	Campbell, Errol T	Prusak, Shirley	Branka, Steven	Geyer, Craig	Wayne, Alexis M
Address	117 Bright St	195 Medina St	95 Mansion Ave	149 Medina St	57 St Felix Ave	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	60 x 117	93 x 108	65 x 117	50 x 102	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1952 / 0	1956 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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 / 0	1 / 0
Bsmt 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	1306	1360	1452	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1040	0 0	0 0	0 0	0 1000	0 0
SFLA	1400	1306	1360	1452	1176	1176
Att/Det Gar Sqft	440	294	440	576	440	440
Prior Land	$11,900					
Prior Total	$99,000					
Comp Land Estimate	$13,000	$13,000	$16,000	$14,000	$11,000	$12,000
Sale Date		6/12/2020	3/18/2020	12/2/2019	10/2/2020	5/27/2020
Sale Price		$131,000	$145,000	$124,500	$162,000	$150,000
Time Adj Sale Price		$131,200	$146,000	$126,200	$162,000	$150,500
TADJSP/SQFT		$100.46	$107.35	$86.91	$137.76	$127.98
Total Adj Factors	$71,700	$76,900	$68,800	$71,800	$61,600	$60,000
Adjusted Sale Price		$126,000	$148,900	$126,100	$172,100	$162,200
Comparable Estimate	$147,000 ($105/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-5	113.63-2-17	113.63-1-29	113.62-5-11	113.54-8-3	113.63-2-18
Owner	Re, Kristin	Duengfelder, Amy L	Kocur, Scott M II	Fuest, Lauren A	Plante, Anjolie R	Lelonek, Justin
Address	122 Bright St	168 Bright St	219 Cass Ave	238 Cass Ave	32 Linden St	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	55 x 124	50 x 124	54 x 123	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.3
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	682	660	660	780	800	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 560	0 0	0 0	0 0
SFLA	1023	990	990	1110	998	880
Att/Det Gar Sqft		352	440	352	440	352
Prior Land	$9,800					
Prior Total	$68,200					
Comp Land Estimate	$12,000	$12,000	$13,000	$12,000	$13,000	$12,000
Sale Date		12/30/2019	9/12/2019	6/16/2020	8/21/2020	5/20/2020
Sale Price		$112,000	$114,000	$161,519	$139,000	$99,000
Time Adj Sale Price		$113,500	$116,700	$161,800	$139,000	$99,300
TADJSP/SQFT		$114.65	$117.88	$145.77	$139.28	$112.84
Total Adj Factors	$41,200	$46,500	$46,400	$48,500	$45,500	$40,900
Adjusted Sale Price		$108,200	$111,500	$154,500	$134,700	$99,600
Comparable Estimate	$122,000 ($119.26/SFLA)					

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

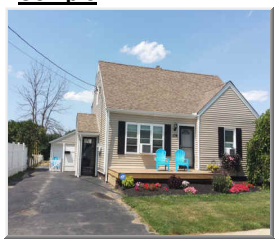
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-6	113.55-9-3	113.71-5-4	113.55-1-4	113.77-4-23	113.56-7-29
Owner	Biesik, Dennis J	Fontanes, Raymond	Squires, Clark E	Prusak, Shirley	Wayne, Alexis M	Geyer, Craig
Address	123 Bright St	30 Iroquois Ave	22 Nandale Dr	95 Mansion Ave	81 Alaska St	57 St Felix 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 117	60 x 108	50 x 149	93 x 108	50 x 117	50 x 102
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	02 Brick	02 Brick
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1955 / 0	1952 / 0	1958 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1124	1072	1360	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 0	0 0	0 0	0 1000
SFLA	1215	1124	1072	1360	1176	1176
Att/Det Gar Sqft	396	352	484	440	440	440
Prior Land	$10,100					
Prior Total	$92,000					
Comp Land Estimate	$11,000	$13,000	$13,000	$16,000	$12,000	$11,000
Sale Date		8/10/2020	10/8/2020	3/18/2020	5/27/2020	10/2/2020
Sale Price		$147,500	$155,000	$145,000	$150,000	$162,000
Time Adj Sale Price		$147,500	$155,000	$146,000	$150,500	$162,000
TADJSP/SQFT		$131.23	$144.59	$107.35	$127.98	$137.76
Total Adj Factors	$70,900	$57,800	$57,300	$68,800	$60,000	$61,600
Adjusted Sale Price		$160,600	$168,600	$148,100	$161,400	$171,300
Comparable Estimate	$162,000 ($133.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-5	113.63-2-26	113.63-2-16	113.70-5-17	113.78-1-12	113.62-5-21
Owner	Babiak Dennis & Linda	Ras, Benita L	Bowers, Amanda E	Samuel, Brittany	Volsch, Dorian C	Rose-Lindquist, Molly K
Address	125 Bright St	181 Garland Ave	174 Bright St	157 Aris Ave	12 Hedley St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	55 x 124	50 x 124	55 x 119	50 x 120	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1954 / 0	1952 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	830	1044	1020	924	916	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1452	1374	1515	1254	1411	1278
Att/Det Gar Sqft	504	384	320	440	392	352
Prior Land	$8,500					
Prior Total	$85,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$13,000	$12,000	$11,000
Sale Date		4/24/2020	7/1/2019	10/16/2020	4/3/2020	9/16/2020
Sale Price		$132,100	$132,500	$115,000	$185,000	$139,000
Time Adj Sale Price		$132,800	$136,500	$115,000	$185,900	$139,000
TADJSP/SQFT		$96.65	$90.10	$91.71	$131.75	$108.76
Total Adj Factors	$59,200	$53,700	$62,500	$54,400	$88,600	$53,600
Adjusted Sale Price		$138,300	$133,200	$119,800	$156,500	$144,600
Comparable Estimate	$138,000 ($95.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-4	113.63-2-26	113.70-5-17	113.62-5-21	113.62-5-11	113.70-5-4
Owner	Kubiak, Robert M	Ras, Benita L	Samuel, Brittany	Rose-Lindquist, Molly K	Fuest, Lauren A	Walkow, Jacob
Address	126 Bright St	181 Garland Ave	157 Aris Ave	221 Aris Ave	238 Cass Ave	180 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	55 x 124	55 x 119	51 x 98	50 x 124	90 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	750	1044	924	948	780	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1312	1374	1254	1278	1110	1140
Att/Det Gar Sqft	320	384	440	352	352	294
Prior Land	$11,100					
Prior Total	$85,000					
Comp Land Estimate	$12,000	$13,000	$13,000	$11,000	$12,000	$17,000
Sale Date		4/24/2020	10/16/2020	9/16/2020	6/16/2020	12/18/2019
Sale Price		$132,100	$115,000	$139,000	$161,519	$145,000
Time Adj Sale Price		$132,800	$115,000	$139,000	$161,800	$146,900
TADJSP/SQFT		$96.65	$91.71	$108.76	$145.77	$128.86
Total Adj Factors	$54,200	$53,700	$54,400	$53,600	$48,500	$54,700
Adjusted Sale Price		$133,300	$114,800	$139,600	$167,500	$146,400
Comparable Estimate	$140,000 ($106.71/SFLA)					

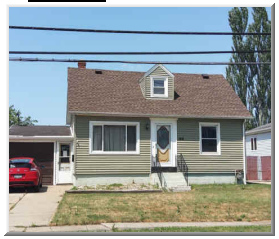
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-4	113.62-5-11	113.63-2-17	113.71-4-3	113.70-5-4	113.78-4-4
Owner	Cohn, Cynthia	Fuest, Lauren A	Duengfelder, Amy L	Fijas, Amy L	Walkow, Jacob	Bailey, Matthew R
Address	131 Bright St	238 Cass Ave	168 Bright St	136 Helen St	180 Cass Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	50 x 124	50 x 124	67 x 122	90 x 124	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1947 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	830	780	660	793	960	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	1100	1110	990	1153	1140	1056
Att/Det Gar Sqft	352	352	352	420	294	
Prior Land	$8,500					
Prior Total	$76,000					
Comp Land Estimate	$11,000	$12,000	$12,000	$14,000	$17,000	$12,000
Sale Date		6/16/2020	12/30/2019	5/14/2019	12/18/2019	9/17/2020
Sale Price		$161,519	$112,000	$129,000	$145,000	$140,000
Time Adj Sale Price		$161,800	$113,500	$133,800	$146,900	$140,000
TADJSP/SQFT		$145.77	$114.65	$116.05	$128.86	$132.58
Total Adj Factors	$47,000	$48,500	$46,500	$51,300	$54,700	$42,600
Adjusted Sale Price		$160,300	$114,000	$129,500	$139,200	$144,400
Comparable Estimate	$137,000 ($124.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-3	113.63-2-18	113.71-4-10	113.63-2-17	113.63-1-29	113.70-5-7
Owner	Taber, Christopher R Jr	Lelonek, Justin	Henninger, Adam M	Duengfelder, Amy L	Kocur, Scott M II	Kozlowski, Ryan A
Address	132 Bright St	162 Bright St	94 Helen St	168 Bright St	219 Cass Ave	156 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	60 x 122	50 x 124	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1948 / 0	1949 / 0	1949 / 0	1950 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	2	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	682	660	840	660	660	774
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 560	0 0
SFLA	847	880	840	990	990	939
Att/Det Gar Sqft	320	352	360	352	440	352
Prior Land	$9,800					
Prior Total	$73,400					
Comp Land Estimate	$12,000	$12,000	$14,000	$12,000	$13,000	$12,000
Sale Date		5/20/2020	9/17/2019	12/30/2019	9/12/2019	5/13/2019
Sale Price		$99,000	$118,000	$112,000	$114,000	$125,000
Time Adj Sale Price		$99,300	$120,800	$113,500	$116,700	$129,600
TADJSP/SQFT		$112.84	$143.81	$114.65	$117.88	$138.02
Total Adj Factors	$39,100	$40,900	$41,700	$46,500	$46,400	$42,400
Adjusted Sale Price		$97,500	$118,200	$106,100	$109,400	$126,300
Comparable Estimate	$112,000 ($132.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-2	113.62-5-11	113.70-5-4	113.71-4-3	113.70-5-17	113.63-2-17
Owner	Athans, Diane	Fuest, Lauren A	Walkow, Jacob	Fijas, Amy L	Samuel, Brittany	Duengfelder, Amy L
Address	138 Bright St	238 Cass Ave	180 Cass Ave	136 Helen St	157 Aris Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	90 x 124	67 x 122	55 x 119	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1947 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	792	780	960	793	924	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	1133	1110	1140	1153	1254	990
Att/Det Gar Sqft	399	352	294	420	440	352
Prior Land	$9,800					
Prior Total	$72,400					
Comp Land Estimate	$12,000	$12,000	$17,000	$14,000	$13,000	$12,000
Sale Date		6/16/2020	12/18/2019	5/14/2019	10/16/2020	12/30/2019
Sale Price		$161,519	$145,000	$129,000	$115,000	$112,000
Time Adj Sale Price		$161,800	$146,900	$133,800	$115,000	$113,500
TADJSP/SQFT		$145.77	$128.86	$116.05	$91.71	$114.65
Total Adj Factors	$48,000	$48,500	$54,700	$51,300	$54,400	$46,500
Adjusted Sale Price		$161,300	$140,200	$130,500	$108,600	$115,000
Comparable Estimate	$131,000 ($115.62/SFLA)					

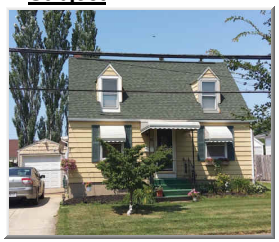
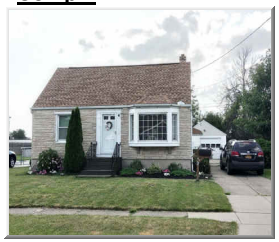
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-3	113.63-2-16	113.63-2-26	113.61-5-12	113.63-3-4	113.70-5-17
Owner	Gunsher, Barbara	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Kenney, Emily D	Samuel, Brittany
Address	139 Bright St	174 Bright St	181 Garland Ave	134 Hedley St	225 Bright St	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 118	50 x 124	55 x 124	60 x 120	45 x 123	55 x 119
Building Style	04 Cape 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	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	872	1020	1044	1050	953	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 352	0 0
SFLA	1502	1515	1374	1526	1667	1254
Att/Det Gar Sqft	320	320	384	484	484	440
Prior Land	$8,500					
Prior Total	$83,400					
Comp Land Estimate	$11,000	$12,000	$13,000	$13,000	$11,000	$13,000
Sale Date		7/1/2019	4/24/2020	11/6/2019	9/30/2019	10/16/2020
Sale Price		$132,500	$132,100	$129,900	$121,000	$115,000
Time Adj Sale Price		$136,500	$132,800	$132,100	$123,800	$115,000
TADJSP/SQFT		$90.10	$96.65	$86.57	$74.27	$91.71
Total Adj Factors	$58,300	$62,500	$53,700	$65,900	$66,800	$54,400
Adjusted Sale Price		$132,300	$137,400	$124,500	$115,300	$118,900
Comparable Estimate	$126,000 ($83.89/SFLA)					

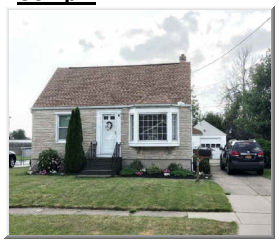
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-3-1	113.54-4-3.1	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Muller, Chris J	Rashid, Harunur	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	143 Bright St	84 Warsaw St	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	57 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 118	62 x 123	52 x 102	50 x 102	51 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1957 / 0	1957 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	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	792	858	832	858	858	832
2nd Sty Area	792	858	832	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1584	1716	1664	1716	1716	1664
Att/Det Gar Sqft		416		528		
Prior Land	$8,400					
Prior Total	$72,000					
Comp Land Estimate	$9,000	$14,000	$11,000	$11,000	$11,000	$11,000
Sale Date		12/7/2018	2/7/2020	9/12/2019	6/20/2019	1/22/2018
Sale Price		$139,900	$130,000	$160,000	$145,000	$124,900
Time Adj Sale Price		$147,800	$131,100	$163,800	$149,900	$140,400
TADJSP/SQFT		$86.13	$78.79	$95.45	$87.35	$84.38
Total Adj Factors	$53,100	$66,000	$57,000	$65,300	$58,300	$56,900
Adjusted Sale Price		$134,900	$127,200	$151,600	$144,700	$136,600
Comparable Estimate	$139,000 ($87.75/SFLA)					

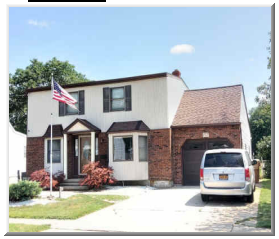
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-2-1	113.63-2-26	113.70-5-17	113.62-5-21	113.70-5-4	113.62-5-11
Owner	Styn, Mary Ann	Ras, Benita L	Samuel, Brittany	Rose-Lindquist, Molly K	Walkow, Jacob	Fuest, Lauren A
Address	144 Bright St	181 Garland Ave	157 Aris Ave	221 Aris Ave	180 Cass Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	55 x 124	55 x 119	51 x 98	90 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1950 / 0	1952 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	953	1044	924	948	960	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1294	1374	1254	1278	1140	1110
Att/Det Gar Sqft	396	384	440	352	294	352
Prior Land	$12,200					
Prior Total	$86,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$11,000	$17,000	$12,000
Sale Date		4/24/2020	10/16/2020	9/16/2020	12/18/2019	6/16/2020
Sale Price		$132,100	$115,000	$139,000	$145,000	$161,519
Time Adj Sale Price		$132,800	$115,000	$139,000	$146,900	$161,800
TADJSP/SQFT		$96.65	$91.71	$108.76	$128.86	$145.77
Total Adj Factors	$54,000	$53,700	$54,400	$53,600	$54,700	$48,500
Adjusted Sale Price		$133,100	$114,600	$139,400	$146,200	$167,300
Comparable Estimate	$140,000 ($108.19/SFLA)					

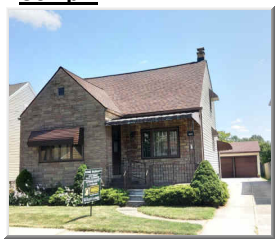
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-19	113.63-2-16	113.70-3-9	113.63-3-4	113.63-2-26	113.78-1-12
Owner	Shanbhag, Roopa M	Bowers, Amanda E	Wisniewski, Nicholas	Kenney, Emily D	Ras, Benita L	Volsch, Dorian C
Address	147 Bright St	174 Bright St	206 Crisfield Ave	225 Bright St	181 Garland Ave	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 119	50 x 124	48 x 114	45 x 123	55 x 124	50 x 120
Building Style	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1952 / 0	1948 / 0	1950 / 0	1954 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0	2 / 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	814	1020	930	953	1044	916
2nd Sty Area	768	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 352	0 0	0 0
SFLA	1582	1515	1627	1667	1374	1411
Att/Det Gar Sqft		320	352	484	384	392
Prior Land	$8,500					
Prior Total	$121,000					
Comp Land Estimate	$9,000	$12,000	$11,000	$11,000	$13,000	$12,000
Sale Date		7/1/2019	3/22/2019	9/30/2019	4/24/2020	4/3/2020
Sale Price		$132,500	$170,000	$121,000	$132,100	$185,000
Time Adj Sale Price		$136,500	$177,400	$123,800	$132,800	$185,900
TADJSP/SQFT		$90.10	$109.04	$74.27	$96.65	$131.75
Total Adj Factors	$57,500	$62,500	$80,000	$66,800	$53,700	$88,600
Adjusted Sale Price		$131,500	$154,900	$114,500	$136,600	$154,800
Comparable Estimate	$138,000 ($87.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-21	113.63-3-4	113.63-2-16	113.70-3-9	113.63-2-26	113.61-5-12
Owner	Demyanick, David	Kenney, Emily D	Bowers, Amanda E	Wisniewski, Nicholas	Ras, Benita L	Whitaker, Carrie L
Address	148 Bright St	225 Bright St	174 Bright St	206 Crisfield Ave	181 Garland Ave	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	45 x 123	50 x 124	48 x 114	55 x 124	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1948 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1140	953	1020	930	1044	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 0	0 470
SFLA	1635	1667	1515	1627	1374	1526
Att/Det Gar Sqft	400	484	320	352	384	484
Prior Land	$9,800					
Prior Total	$87,400					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$13,000	$13,000
Sale Date		9/30/2019	7/1/2019	3/22/2019	4/24/2020	11/6/2019
Sale Price		$121,000	$132,500	$170,000	$132,100	$129,900
Time Adj Sale Price		$123,800	$136,500	$177,400	$132,800	$132,100
TADJSP/SQFT		$74.27	$90.10	$109.04	$96.65	$86.57
Total Adj Factors	$64,000	$66,800	$62,500	$80,000	$53,700	$65,900
Adjusted Sale Price		$121,000	$138,000	$161,400	$143,100	$130,200
Comparable Estimate	$139,000 ($85.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-20	113.63-2-17	113.54-8-3	113.62-5-25	113.63-1-29	113.63-2-18
Owner	Dietz, Nancy E	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Kocur, Scott M II	Lelonek, Justin
Address	152 Bright St	168 Bright St	32 Linden St	235 Aris Ave	219 Cass Ave	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	54 x 123	49 x 98	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	3	3	3	3	2
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	660	660	800	660	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 0	0 560	0 0
SFLA	990	990	998	990	990	880
Att/Det Gar Sqft	280	352	440	480	440	352
Prior Land	$9,800					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$13,000	$12,000
Sale Date		12/30/2019	8/21/2020	8/30/2019	9/12/2019	5/20/2020
Sale Price		$112,000	$139,000	$125,000	$114,000	$99,000
Time Adj Sale Price		$113,500	$139,000	$128,400	$116,700	$99,300
TADJSP/SQFT		$114.65	$139.28	$129.70	$117.88	$112.84
Total Adj Factors	$43,900	$46,500	$45,500	$44,600	$46,400	$40,900
Adjusted Sale Price		$110,900	$137,400	$127,700	$114,200	$102,300
Comparable Estimate	$119,000 ($120.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-18	113.63-2-17	113.54-8-3	113.63-1-29	113.63-2-18	113.62-5-11
Owner	Hughes Dennis D	Duengfelder, Amy L	Plante, Anjolie R	Kocur, Scott M II	Lelonek, Justin	Fuest, Lauren A
Address	153 Bright St	168 Bright St	32 Linden St	219 Cass Ave	162 Bright St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 119	50 x 124	54 x 123	55 x 124	50 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1948 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
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	675	660	800	660	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 560	0 0	0 0
SFLA	1005	990	998	990	880	1110
Att/Det Gar Sqft	280	352	440	440	352	352
Prior Land	$9,700					
Prior Total	$73,400					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$12,000	$12,000
Sale Date		12/30/2019	8/21/2020	9/12/2019	5/20/2020	6/16/2020
Sale Price		$112,000	$139,000	$114,000	$99,000	$161,519
Time Adj Sale Price		$113,500	$139,000	$116,700	$99,300	$161,800
TADJSP/SQFT		$114.65	$139.28	$117.88	$112.84	$145.77
Total Adj Factors	$43,000	$46,500	$45,500	$46,400	$40,900	$48,500
Adjusted Sale Price		$110,000	$136,500	$113,300	$101,400	$156,300
Comparable Estimate	$124,000 ($123.38/SFLA)					

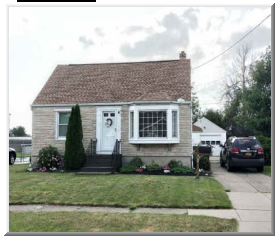
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-17	113.55-8-5	113.64-1-19	113.63-4-17	113.70-5-16	113.55-10-10.1
Owner	Yavicoli Cheryl A	Keuck, Donald J	Ahmed, Hasan	Maple Leaf Capital Corp	Baker, Roger	Brice, Tiona-Meche
Address	157 Bright St	6 Girard Ave	8 Henry St	164 Helen St	258 Parker St	27 Peoria 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 119	100 x 108	77 x 109	68 x 122	50 x 120	90 x 108
Building Style	05 Colonial	05 Colonial	01 Ranch	08 Old style	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1956 / 0	1962 / 0	1952 / 0	1950 / 0	1950 / 0	1945 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.5	1.7	2.0
Bedrooms	3	5	3	4	4	4
Full/Half Baths	2 / 0	3 / 0	1 / 1	1 / 1	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	1283	1608	2000	1248	1035	1008
2nd Sty Area	660	1240	0	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 280	0 0	0 0
SFLA	1943	2848	2000	1998	1867	2016
Att/Det Gar Sqft	280	483	440	484	765	528
Prior Land	$9,700					
Prior Total	$118,500					
Comp Land Estimate	$12,000	$17,000	$14,000	$14,000	$12,000	$16,000
Sale Date		5/7/2019	10/16/2020	2/15/2018	6/4/2018	12/17/2018
Sale Price		$195,080	$150,000	$105,000	$138,000	$110,000
Time Adj Sale Price		$202,300	$150,000	$117,400	$150,900	$116,200
TADJSP/SQFT		$71.03	$75.00	$58.76	$80.82	$57.64
Total Adj Factors	$73,200	$115,000	$79,700	$89,300	$75,300	$69,500
Adjusted Sale Price		$160,500	$143,500	$101,300	$148,800	$119,900
Comparable Estimate	$135,000 ($69.48/SFLA)					

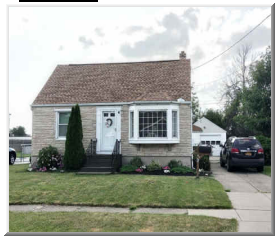
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-19	113.63-2-16	113.63-2-26	113.61-5-12	113.63-3-4	113.62-5-21
Owner	Glenn Prenatt Irrevocab	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Kenney, Emily D	Rose-Lindquist, Molly K
Address	158 Bright St	174 Bright St	181 Garland Ave	134 Hedley St	225 Bright St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	55 x 124	60 x 120	45 x 123	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1010	1020	1044	1050	953	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 352	0 0
SFLA	1505	1515	1374	1526	1667	1278
Att/Det Gar Sqft	352	320	384	484	484	352
Prior Land	$9,800					
Prior Total	$84,200					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$11,000	$11,000
Sale Date		7/1/2019	4/24/2020	11/6/2019	9/30/2019	9/16/2020
Sale Price		$132,500	$132,100	$129,900	$121,000	$139,000
Time Adj Sale Price		$136,500	$132,800	$132,100	$123,800	$139,000
TADJSP/SQFT		$90.10	$96.65	$86.57	$74.27	$108.76
Total Adj Factors	$60,800	$62,500	$53,700	$65,900	$66,800	$53,600
Adjusted Sale Price		$134,800	$139,900	$127,000	$117,800	$146,200
Comparable Estimate	$133,000 ($88.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-16	113.62-5-21	113.70-5-20	113.70-5-17	113.63-2-26	113.62-5-11
Owner	Orlikowski Arthur H	Rose-Lindquist, Molly K	Begum, Zahera	Samuel, Brittany	Ras, Benita L	Fuest, Lauren A
Address	161 Bright St	221 Aris Ave	173 Aris Ave	157 Aris Ave	181 Garland Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 119	51 x 98	60 x 98	55 x 119	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1956 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	902	948	768	924	1044	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 72	0 0	0 0	0 0
SFLA	1232	1278	1152	1254	1374	1110
Att/Det Gar Sqft	400	352	400	440	384	352
Prior Land	$9,700					
Prior Total	$87,100					
Comp Land Estimate	$12,000	$11,000	$12,000	$13,000	$13,000	$12,000
Sale Date		9/16/2020	10/31/2019	10/16/2020	4/24/2020	6/16/2020
Sale Price		$139,000	$135,500	$115,000	$132,100	$161,519
Time Adj Sale Price		$139,000	$138,200	$115,000	$132,800	$161,800
TADJSP/SQFT		$108.76	$119.97	$91.71	$96.65	$145.77
Total Adj Factors	$50,700	$53,600	$53,100	$54,400	$53,700	$48,500
Adjusted Sale Price		$136,100	$135,800	$111,300	$129,800	$164,000
Comparable Estimate	$135,000 ($109.58/SFLA)					

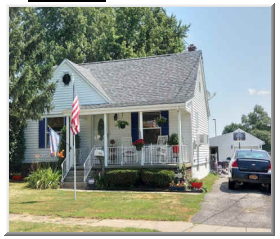
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-18	113.63-2-18	113.63-2-17	113.71-4-10	113.63-1-29	113.70-5-7
Owner	Lelonek, Justin	Lelonek, Justin	Duengfelder, Amy L	Henninger, Adam M	Kocur, Scott M II	Kozlowski, Ryan A
Address	162 Bright St	162 Bright St	168 Bright St	94 Helen St	219 Cass Ave	156 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	50 x 124	60 x 122	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1949 / 0	1949 / 0	1950 / 0	1949 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.3	1.3	1.5	1.5	1.5	1.5
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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	840	660	774
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 560	0 0
SFLA	880	880	990	840	990	939
Att/Det Gar Sqft	352	352	352	360	440	352
Prior Land	$9,800					
Prior Total	$66,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$14,000	$13,000	$12,000
Sale Date		5/20/2020	12/30/2019	9/17/2019	9/12/2019	5/13/2019
Sale Price		$99,000	$112,000	$118,000	$114,000	$125,000
Time Adj Sale Price		$99,300	$113,500	$120,800	$116,700	$129,600
TADJSP/SQFT		$112.84	$114.65	$143.81	$117.88	$138.02
Total Adj Factors	$40,900	$40,900	$46,500	$41,700	$46,400	$42,400
Adjusted Sale Price		$99,300	$107,900	$120,000	$111,200	$128,100
Comparable Estimate	$113,000 ($128.41/SFLA)					

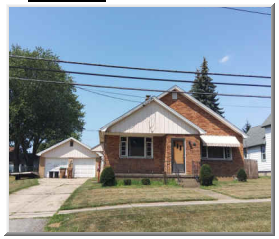
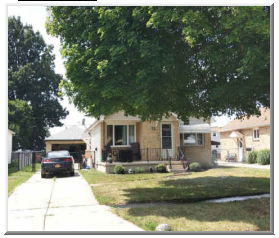
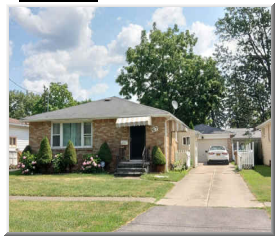
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-15	113.70-1-25	113.63-2-18	113.71-4-10	113.69-5-25	113.63-2-17
Owner	Rucker, Donna M	Hare, Jennifer E	Lelonek, Justin	Henninger, Adam M	Donohoe, Sinead M	Duengfelder, Amy L
Address	165 Bright St	67 Hedley St	162 Bright St	94 Helen St	47 Colby St	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	53 x 120	50 x 124	60 x 122	54 x 120	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1951 / 0	1949 / 0	1949 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	2	2	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	840	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 330	0 0	0 0	0 0	0 0	0 320
SFLA	660	660	880	840	660	990
Att/Det Gar Sqft	352		352	360	528	352
Prior Land	$9,700					
Prior Total	$66,100					
Comp Land Estimate	$12,000	$12,000	$12,000	$14,000	$13,000	$12,000
Sale Date		10/19/2020	5/20/2020	9/17/2019	6/26/2019	12/30/2019
Sale Price		$116,000	$99,000	$118,000	$100,000	$112,000
Time Adj Sale Price		$116,000	$99,300	$120,800	$103,400	$113,500
TADJSP/SQFT		$175.76	$112.84	$143.81	$156.67	$114.65
Total Adj Factors	$35,400	$30,700	$40,900	$41,700	$36,100	$46,500
Adjusted Sale Price		$120,700	$93,800	$114,500	$102,700	$102,400
Comparable Estimate	$107,000 ($162.12/SFLA)					

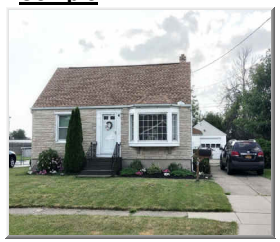
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-17	113.63-2-17	113.54-8-3	113.62-5-25	113.63-1-29	113.63-2-18
Owner	Duengfelder, Amy L	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Kocur, Scott M II	Lelonek, Justin
Address	168 Bright St	168 Bright St	32 Linden St	235 Aris Ave	219 Cass Ave	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	54 x 123	49 x 98	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	800	660	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 320	0 0	0 0	0 560	0 0
SFLA	990	990	998	990	990	880
Att/Det Gar Sqft	352	352	440	480	440	352
Prior Land	$9,800					
Prior Total	$71,300					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$13,000	$12,000
Sale Date		12/30/2019	8/21/2020	8/30/2019	9/12/2019	5/20/2020
Sale Price		$112,000	$139,000	$125,000	$114,000	$99,000
Time Adj Sale Price		$113,500	$139,000	$128,400	$116,700	$99,300
TADJSP/SQFT		$114.65	$139.28	$129.70	$117.88	$112.84
Total Adj Factors	$46,500	$46,500	$45,500	$44,600	$46,400	$40,900
Adjusted Sale Price		$113,500	$140,000	$130,300	$116,800	$104,900
Comparable Estimate	$121,000 ($122.22/SFLA)					

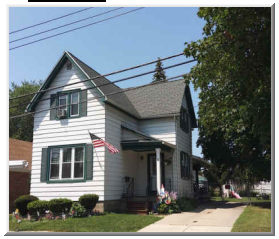
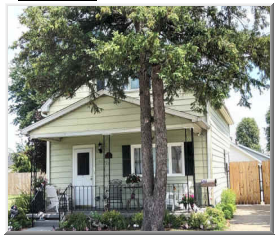
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-14	113.63-2-17	113.78-4-4	113.70-4-24	113.54-8-3	113.62-5-25
Owner	Sankey, Edward J III	Duengfelder, Amy L	Bailey, Matthew R	Rodriguez, Carlos A	Plante, Anjolie R	Merlino, Dallas T
Address	169 Bright St	168 Bright St	90 Aris Ave	209 Crisfield Ave	32 Linden St	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 124	50 x 114	48 x 114	54 x 123	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1950 / 0	1954 / 0	1954 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	704	730	800	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 200	0 0	0 0
SFLA	990	990	1056	1060	998	990
Att/Det Gar Sqft	320	352		294	440	480
Prior Land	$9,700					
Prior Total	$87,700					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$13,000	$11,000
Sale Date		12/30/2019	9/17/2020	1/31/2020	8/21/2020	8/30/2019
Sale Price		$112,000	$140,000	$122,000	$139,000	$125,000
Time Adj Sale Price		$113,500	$140,000	$123,200	$139,000	$128,400
TADJSP/SQFT		$114.65	$132.58	$116.23	$139.28	$129.70
Total Adj Factors	$43,700	$46,500	$42,600	$58,200	$45,500	$44,600
Adjusted Sale Price		$110,700	$141,100	$108,700	$137,200	$127,500
Comparable Estimate	$125,000 ($126.26/SFLA)					

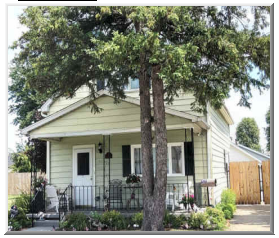
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-16	113.63-2-16	113.63-2-26	113.61-5-12	113.63-3-4	113.62-5-21
Owner	Bowers, Amanda E	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Kenney, Emily D	Rose-Lindquist, Molly K
Address	174 Bright St	174 Bright St	181 Garland Ave	134 Hedley St	225 Bright St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	55 x 124	60 x 120	45 x 123	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1020	1020	1044	1050	953	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 352	0 0
SFLA	1515	1515	1374	1526	1667	1278
Att/Det Gar Sqft	320	320	384	484	484	352
Prior Land	$9,800					
Prior Total	$83,200					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$11,000	$11,000
Sale Date		7/1/2019	4/24/2020	11/6/2019	9/30/2019	9/16/2020
Sale Price		$132,500	$132,100	$129,900	$121,000	$139,000
Time Adj Sale Price		$136,500	$132,800	$132,100	$123,800	$139,000
TADJSP/SQFT		$90.10	$96.65	$86.57	$74.27	$108.76
Total Adj Factors	$60,800	$62,500	$53,700	$65,900	$66,800	$53,600
Adjusted Sale Price		$134,800	$139,900	$127,000	$117,800	$146,200
Comparable Estimate	$133,000 ($87.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-13	113.70-1-25	113.63-2-18	113.71-4-10	113.69-5-25	113.63-2-17
Owner	Mueller, Chris A Jr	Hare, Jennifer E	Lelonek, Justin	Henninger, Adam M	Donohoe, Sinead M	Duengfelder, Amy L
Address	175 Bright St	67 Hedley St	162 Bright St	94 Helen St	47 Colby St	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	53 x 120	50 x 124	60 x 122	54 x 120	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1951 / 0	1949 / 0	1949 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.5
Bedrooms	3	2	2	2	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	660	660	660	840	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 320
SFLA	660	660	880	840	660	990
Att/Det Gar Sqft	336		352	360	528	352
Prior Land	$9,700					
Prior Total	$65,800					
Comp Land Estimate	$12,000	$12,000	$12,000	$14,000	$13,000	$12,000
Sale Date		10/19/2020	5/20/2020	9/17/2019	6/26/2019	12/30/2019
Sale Price		$116,000	$99,000	$118,000	$100,000	$112,000
Time Adj Sale Price		$116,000	$99,300	$120,800	$103,400	$113,500
TADJSP/SQFT		$175.76	$112.84	$143.81	$156.67	$114.65
Total Adj Factors	$36,700	$30,700	$40,900	$41,700	$36,100	$46,500
Adjusted Sale Price		$122,000	$95,100	$115,800	$104,000	$103,700
Comparable Estimate	$108,000 ($163.64/SFLA)					

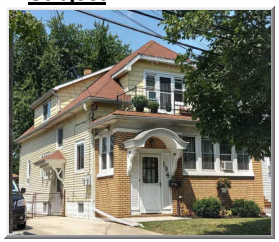
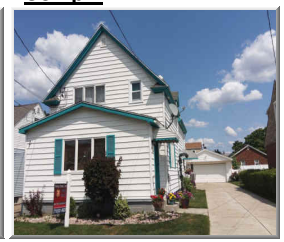
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-15	113.55-9-3	113.55-1-4	113.71-5-4	113.56-7-29	113.77-4-23
Owner	Peterson, Donald C Jr	Fontanes, Raymond	Prusak, Shirley	Squires, Clark E	Geyer, Craig	Wayne, Alexis M
Address	180 Bright St	30 Iroquois Ave	95 Mansion Ave	22 Nandale Dr	57 St Felix Ave	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	60 x 108	93 x 108	50 x 149	50 x 102	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1952 / 0	1955 / 0	1960 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	1222	1124	1360	1072	1176	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000	0 0
SFLA	1222	1124	1360	1072	1176	1176
Att/Det Gar Sqft	672	352	440	484	440	440
Prior Land	$14,200					
Prior Total	$93,500					
Comp Land Estimate	$17,000	$13,000	$16,000	$13,000	$11,000	$12,000
Sale Date		8/10/2020	3/18/2020	10/8/2020	10/2/2020	5/27/2020
Sale Price		$147,500	$145,000	$155,000	$162,000	$150,000
Time Adj Sale Price		$147,500	$146,000	$155,000	$162,000	$150,500
TADJSP/SQFT		$131.23	$107.35	$144.59	$137.76	$127.98
Total Adj Factors	$66,300	$57,800	$68,800	$57,300	$61,600	$60,000
Adjusted Sale Price		$156,000	$143,500	$164,000	$166,700	$156,800
Comparable Estimate	$157,000 ($128.48/SFLA)					

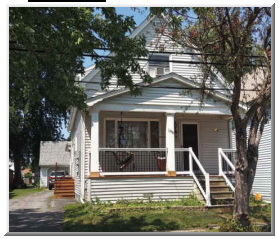
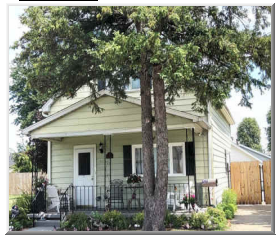
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-12	113.63-2-17	113.63-1-29	113.54-8-3	113.63-2-18	113.62-5-25
Owner	Dziadaszek, Adele	Duengfelder, Amy L	Kocur, Scott M II	Plante, Anjolie R	Lelonek, Justin	Merlino, Dallas T
Address	183 Bright St	168 Bright St	219 Cass Ave	32 Linden St	162 Bright St	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 124	55 x 124	54 x 123	50 x 124	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1948 / 0	1950 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
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	660	660	660	800	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 560	0 0	0 0	0 0
SFLA	990	990	990	998	880	990
Att/Det Gar Sqft		352	440	440	352	480
Prior Land	$9,700					
Prior Total	$65,300					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$12,000	$11,000
Sale Date		12/30/2019	9/12/2019	8/21/2020	5/20/2020	8/30/2019
Sale Price		$112,000	$114,000	$139,000	$99,000	$125,000
Time Adj Sale Price		$113,500	$116,700	$139,000	$99,300	$128,400
TADJSP/SQFT		$114.65	$117.88	$139.28	$112.84	$129.70
Total Adj Factors	$40,100	$46,500	$46,400	$45,500	$40,900	$44,600
Adjusted Sale Price		$107,100	$110,400	$133,600	$98,500	$123,900
Comparable Estimate	$115,000 ($116.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-14	113.55-5-11	113.64-1-8	112.68-2-14	113.71-8-2	113.70-2-11
Owner	Hirner, Robert E	Jackson, Kathleen M	Nati, Kim Marie	Niedbalski, Samantha L	Otamere, Trina D	La Mond, Lisa
Address	186 Bright St	97 Girard Ave	72 Henry St	180 Rossler Ave	295 Parker St	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	63 x 108	30 x 109	32 x 125	60 x 119	45 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1925 / 0	1902 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	2.0
Bedrooms	5	3	4	2	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1080	1070	1060	1176	1244	936
2nd Sty Area	0	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1545	1520	1556	1596	1343	1776
Att/Det Gar Sqft		399	264	396	528	440
Prior Land	$12,200					
Prior Total	$66,000					
Comp Land Estimate	$14,000	$13,000	$7,200	$8,000	$13,000	$11,000
Sale Date		9/30/2019	4/26/2018	10/14/2020	1/3/2020	6/23/2020
Sale Price		$125,600	$83,000	$131,840	$111,000	$110,800
Time Adj Sale Price		$128,500	$91,800	$131,800	$112,100	$111,000
TADJSP/SQFT		$84.54	$59.00	$82.58	$83.47	$62.50
Total Adj Factors	$45,200	$48,100	$43,400	$52,000	$47,400	$61,900
Adjusted Sale Price		$125,600	$93,600	$125,000	$109,900	$94,300
Comparable Estimate	$110,000 ($71.2/SFLA)					

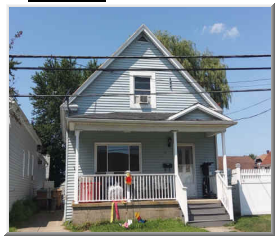
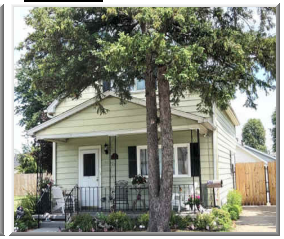
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-11	113.55-5-11	113.64-1-8	113.70-2-11	113.71-8-2	123.36-4-1
Owner	Chudzinski, Leonard	Jackson, Kathleen M	Nati, Kim Marie	La Mond, Lisa	Otamere, Trina D	Silver, Danielle Nicolle
Address	191 Bright St	97 Girard Ave	72 Henry St	1368 Harlem Rd	295 Parker St	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 121	63 x 108	30 x 109	45 x 120	60 x 119	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1925 / 0	1937 / 0	1900 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.3	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1056	1070	1060	936	1244	1020
2nd Sty Area	0	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1520	1556	1776	1343	1480
Att/Det Gar Sqft	528	399	264	440	528	
Prior Land	$14,800					
Prior Total	$71,000					
Comp Land Estimate	$17,000	$13,000	$7,200	$11,000	$13,000	$7,000
Sale Date		9/30/2019	4/26/2018	6/23/2020	1/3/2020	7/13/2018
Sale Price		$125,600	$83,000	$110,800	$111,000	$112,000
Time Adj Sale Price		$128,500	$91,800	$111,000	$112,100	$121,800
TADJSP/SQFT		$84.54	$59.00	$62.50	$83.47	$82.30
Total Adj Factors	$51,400	$48,100	$43,400	$61,900	$47,400	$44,200
Adjusted Sale Price		$131,800	$99,800	$100,500	$116,100	$129,000
Comparable Estimate	$115,000 ($80.42/SFLA)					

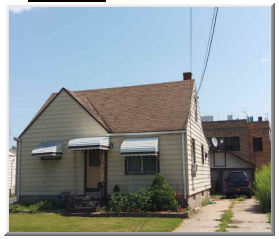
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-10	113.63-2-16	113.63-3-4	113.63-2-26	113.61-5-12	113.70-3-9
Owner	D'Amico Salvatore	Bowers, Amanda E	Kenney, Emily D	Ras, Benita L	Whitaker, Carrie L	Wisniewski, Nicholas
Address	193 Bright St	174 Bright St	225 Bright St	181 Garland Ave	134 Hedley St	206 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 121	50 x 124	45 x 123	55 x 124	60 x 120	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	962	1020	953	1044	1050	930
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 470	0 0
SFLA	1556	1515	1667	1374	1526	1627
Att/Det Gar Sqft	620	320	484	384	484	352
Prior Land	$9,700					
Prior Total	$88,100					
Comp Land Estimate	$12,000	$12,000	$11,000	$13,000	$13,000	$11,000
Sale Date		7/1/2019	9/30/2019	4/24/2020	11/6/2019	3/22/2019
Sale Price		$132,500	$121,000	$132,100	$129,900	$170,000
Time Adj Sale Price		$136,500	$123,800	$132,800	$132,100	$177,400
TADJSP/SQFT		$90.10	$74.27	$96.65	$86.57	$109.04
Total Adj Factors	$63,400	$62,500	$66,800	$53,700	$65,900	$80,000
Adjusted Sale Price		$137,400	$120,400	$142,500	$129,600	$160,800
Comparable Estimate	$138,000 ($88.69/SFLA)					

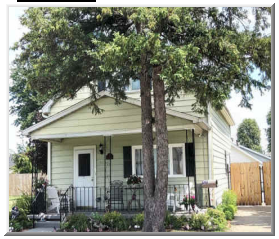
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-13	113.47-5-2	112.67-5-4	123.36-5-29.11	113.55-9-13	113.64-2-8
Owner	Baker, Diana	Hartmann, Robert P Jr	Montes, Brian	Kaneza, John	Crone, Scott E	Prible, Stacey Lin
Address	194 Bright St	130 Kennedy Rd	344 Pleasant Pkwy	57 Willowlawn Pkwy	35 Wabash Ave	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	95 x 108	50 x 159	38 x 100	40 x 108	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1940 / 0	1930 / 0	1922 / 0	1920 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	2.0	1.7
Bedrooms	5	5	5	4	4	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	4 Full 0	2 Crawl 0
1st Sty Area	1407	1402	1188	1100	1440	1535
2nd Sty Area	600	0	990	1100	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2172	2243	2178	2200	2520	1993
Att/Det Gar Sqft	391	484		440	440	342
Prior Land	$10,400					
Prior Total	$89,000					
Comp Land Estimate	$11,000	$16,000	$14,000	$9,000	$10,000	$16,000
Sale Date		12/9/2019	9/18/2018	10/9/2020	12/30/2019	11/8/2019
Sale Price		$153,060	$128,600	$137,000	$134,999	$155,000
Time Adj Sale Price		$155,100	$138,200	$137,000	$136,800	$157,600
TADJSP/SQFT		$69.15	$63.45	$62.27	$54.29	$79.08
Total Adj Factors	$65,100	$72,700	$52,500	$39,600	$76,800	$59,400
Adjusted Sale Price		$147,500	$150,800	$162,500	$125,100	$163,300
Comparable Estimate	$150,000 ($69.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-12	113.70-2-11	113.55-10-10.1	113.55-5-11	113.63-4-17	113.64-1-8
Owner	Price, Daniel	La Mond, Lisa	Brice, Tiona-Meche	Jackson, Kathleen M	Maple Leaf Capital Corp	Nati, Kim Marie
Address	196 Bright St	1368 Harlem Rd	27 Peoria Ave	97 Girard Ave	164 Helen St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	45 x 120	90 x 108	63 x 108	68 x 122	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1937 / 0	1945 / 0	1927 / 0	1950 / 0	1925 / 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 110	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1416	936	1008	1070	1248	1060
2nd Sty Area	0	840	1008	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280	0 0
SFLA	2021	1776	2016	1520	1998	1556
Att/Det Gar Sqft	640	440	528	399	484	264
Prior Land	$8,900					
Prior Total	$57,900					
Comp Land Estimate	$11,000	$11,000	$16,000	$13,000	$14,000	$7,200
Sale Date		6/23/2020	12/17/2018	9/30/2019	2/15/2018	4/26/2018
Sale Price		$110,800	$110,000	$125,600	$105,000	$83,000
Time Adj Sale Price		$111,000	$116,200	$128,500	$117,400	$91,800
TADJSP/SQFT		$62.50	$57.64	$84.54	$58.76	$59.00
Total Adj Factors	$43,100	$61,900	$69,500	$48,100	$89,300	$43,400
Adjusted Sale Price		$92,200	$89,800	$123,500	$71,200	$91,500
Comparable Estimate	$94,000 ($46.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-9	113.70-5-4	113.62-5-11	113.55-3-12	113.71-4-3	113.63-2-17
Owner	Skotarczak, Daniel W	Walkow, Jacob	Fuest, Lauren A	Blum, Lauren E	Fijas, Amy L	Duengfelder, Amy L
Address	199 Bright St	180 Cass Ave	238 Cass Ave	64 Iroquois Ave	136 Helen St	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 121	90 x 124	50 x 124	59 x 108	67 x 122	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1947 / 0	1950 / 0	1947 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	804	960	780	720	793	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	1134	1140	1110	1080	1153	990
Att/Det Gar Sqft	320	294	352	528	420	352
Prior Land	$10,600					
Prior Total	$72,400					
Comp Land Estimate	$13,000	$17,000	$12,000	$13,000	$14,000	$12,000
Sale Date		12/18/2019	6/16/2020	11/8/2019	5/14/2019	12/30/2019
Sale Price		$145,000	$161,519	$121,500	$129,000	$112,000
Time Adj Sale Price		$146,900	$161,800	$123,500	$133,800	$113,500
TADJSP/SQFT		$128.86	$145.77	$114.35	$116.05	$114.65
Total Adj Factors	$47,700	$54,700	$48,500	$50,400	$51,300	$46,500
Adjusted Sale Price		$139,900	$161,000	$120,800	$130,200	$114,700
Comparable Estimate	$133,000 ($117.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-11	113.71-8-2	112.68-2-14	123.35-9-18	113.55-5-11	113.61-5-15
Owner	Burgio, Dawn	Otamere, Trina D	Niedbalski, Samantha L	Milburth, Robert Josepl	Jackson, Kathleen M	Marone, Thomas
Address	200 Bright St	295 Parker St	180 Rossler Ave	39 Shanley St	97 Girard Ave	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 124	60 x 119	32 x 125	60 x 100	63 x 108	60 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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1914 / 0	1927 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	4	2	2	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1180	1244	1176	1084	1070	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1352	1343	1596	1351	1520	1840
Att/Det Gar Sqft		528	396	360	399	528
Prior Land	$6,000					
Prior Total	$56,600					
Comp Land Estimate	$8,000	$13,000	$8,000	$12,000	$13,000	$13,000
Sale Date		1/3/2020	10/14/2020	1/22/2019	9/30/2019	4/10/2018
Sale Price		$111,000	$131,840	$106,000	$125,600	$115,000
Time Adj Sale Price		$112,100	$131,800	$111,300	$128,500	$127,100
TADJSP/SQFT		$83.47	$82.58	$82.38	$84.54	$69.08
Total Adj Factors	$36,200	$47,400	$52,000	$43,600	$48,100	$60,000
Adjusted Sale Price		$100,900	$116,000	$103,900	$116,600	$103,300
Comparable Estimate	$108,000 ($79.88/SFLA)					

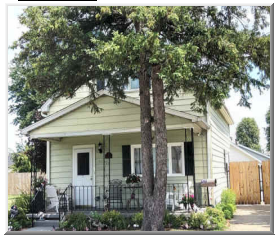
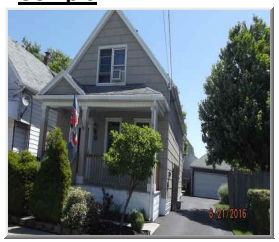
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-8	113.62-5-11	113.70-5-4	113.55-3-12	113.63-2-17	113.63-1-29
Owner	Zoblisien, James	Fuest, Lauren A	Walkow, Jacob	Blum, Lauren E	Duengfelder, Amy L	Kocur, Scott M II
Address	205 Bright St	238 Cass Ave	180 Cass Ave	64 Iroquois Ave	168 Bright St	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 122	50 x 124	90 x 124	59 x 108	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1947 / 0	1947 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	788	780	960	720	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 320	0 560
SFLA	1118	1110	1140	1080	990	990
Att/Det Gar Sqft	480	352	294	528	352	440
Prior Land	$9,700					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$12,000	$17,000	$13,000	$12,000	$13,000
Sale Date		6/16/2020	12/18/2019	11/8/2019	12/30/2019	9/12/2019
Sale Price		$161,519	$145,000	$121,500	$112,000	$114,000
Time Adj Sale Price		$161,800	$146,900	$123,500	$113,500	$116,700
TADJSP/SQFT		$145.77	$128.86	$114.35	$114.65	$117.88
Total Adj Factors	$48,200	$48,500	$54,700	$50,400	$46,500	$46,400
Adjusted Sale Price		$161,500	$140,400	$121,300	$115,200	$118,500
Comparable Estimate	$131,000 ($117.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-10	113.70-2-11	113.55-5-11	113.64-1-8	113.55-10-10.1	113.63-4-17
Owner	Jarzynski, Raymond A J	La Mond, Lisa	Jackson, Kathleen M	Nati, Kim Marie	Brice, Tiona-Meche	Maple Leaf Capital Corp
Address	206 Bright St	1368 Harlem Rd	97 Girard Ave	72 Henry St	27 Peoria Ave	164 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	45 x 120	63 x 108	30 x 109	90 x 108	68 x 122
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1937 / 0	1927 / 0	1925 / 0	1945 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	2.0	1.5
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1304	936	1070	1060	1008	1248
2nd Sty Area	0	840	0	0	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 280
SFLA	1716	1776	1520	1556	2016	1998
Att/Det Gar Sqft	560	440	399	264	528	484
Prior Land	$11,300					
Prior Total	$68,200					
Comp Land Estimate	$14,000	$11,000	$13,000	$7,200	$16,000	$14,000
Sale Date		6/23/2020	9/30/2019	4/26/2018	12/17/2018	2/15/2018
Sale Price		$110,800	$125,600	$83,000	$110,000	$105,000
Time Adj Sale Price		$111,000	$128,500	$91,800	$116,200	$117,400
TADJSP/SQFT		$62.50	$84.54	$59.00	$57.64	$58.76
Total Adj Factors	$54,600	$61,900	$48,100	$43,400	$69,500	$89,300
Adjusted Sale Price		$103,700	$135,000	$103,000	$101,300	$82,700
Comparable Estimate	$105,000 ($61.19/SFLA)					

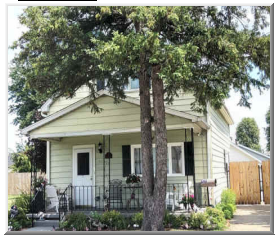
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-7	113.70-5-4	113.62-5-11	113.70-5-17	113.62-5-21	113.63-2-26
Owner	Hall, Christy	Walkow, Jacob	Fuest, Lauren A	Samuel, Brittany	Rose-Lindquist, Molly K	Ras, Benita L
Address	211 Bright St	180 Cass Ave	238 Cass Ave	157 Aris Ave	221 Aris Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 122	90 x 124	50 x 124	55 x 119	51 x 98	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1945 / 0	1947 / 0	1950 / 0	1950 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 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	864	960	780	924	948	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1216	1140	1110	1254	1278	1374
Att/Det Gar Sqft	352	294	352	440	352	384
Prior Land	$10,600					
Prior Total	$77,100					
Comp Land Estimate	$13,000	$17,000	$12,000	$13,000	$11,000	$13,000
Sale Date		12/18/2019	6/16/2020	10/16/2020	9/16/2020	4/24/2020
Sale Price		$145,000	$161,519	$115,000	$139,000	$132,100
Time Adj Sale Price		$146,900	$161,800	$115,000	$139,000	$132,800
TADJSP/SQFT		$128.86	$145.77	$91.71	$108.76	$96.65
Total Adj Factors	$51,400	$54,700	$48,500	$54,400	$53,600	$53,700
Adjusted Sale Price		$143,600	$164,700	$112,000	$136,800	$130,500
Comparable Estimate	$138,000 ($113.49/SFLA)					

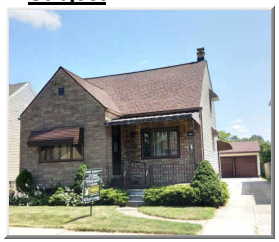
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-9	113.70-4-24	113.78-4-4	113.62-5-11	113.47-4-2	113.63-2-17
Owner	Drozdowski, Marlene	Rodriguez, Carlos A	Bailey, Matthew R	Fuest, Lauren A	McCann, Andrew J	Duengfelder, Amy L
Address	212 Bright St	209 Crisfield Ave	90 Aris Ave	238 Cass Ave	72 Milsom Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	48 x 114	50 x 114	50 x 124	75 x 102	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1954 / 0	1950 / 0	1956 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 / Y	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	730	704	780	734	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 200	0 0	0 0	0 0	0 320
SFLA	1056	1060	1056	1110	1086	990
Att/Det Gar Sqft	352	294		352	576	352
Prior Land	$11,300					
Prior Total	$73,400					
Comp Land Estimate	$14,000	$11,000	$12,000	$12,000	$14,000	$12,000
Sale Date		1/31/2020	9/17/2020	6/16/2020	4/20/2020	12/30/2019
Sale Price		$122,000	$140,000	$161,519	$140,000	$112,000
Time Adj Sale Price		$123,200	$140,000	$161,800	$140,700	$113,500
TADJSP/SQFT		$116.23	$132.58	$145.77	$129.56	$114.65
Total Adj Factors	$47,800	$58,200	$42,600	$48,500	$50,100	$46,500
Adjusted Sale Price		$112,800	$145,200	$161,100	$138,400	$114,800
Comparable Estimate	$134,000 ($126.89/SFLA)					

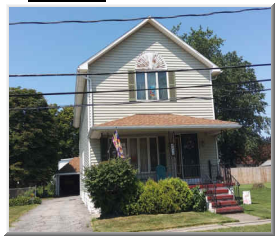
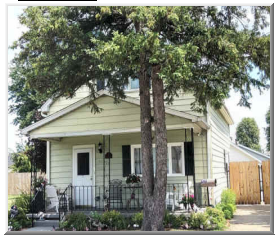
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-6	113.63-2-26	113.63-2-16	113.62-5-21	113.70-5-17	113.61-5-13
Owner	Kosinski, Jeffrey	Ras, Benita L	Bowers, Amanda E	Rose-Lindquist, Molly K	Samuel, Brittany	Fiegl, Grant
Address	217 Bright St	181 Garland Ave	174 Bright St	221 Aris Ave	157 Aris Ave	130 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 122	55 x 124	50 x 124	51 x 98	55 x 119	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	952	1044	1020	948	924	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 952
SFLA	1428	1374	1515	1278	1254	1428
Att/Det Gar Sqft	528	384	320	352	440	352
Prior Land	$12,100					
Prior Total	$81,000					
Comp Land Estimate	$14,000	$13,000	$12,000	$11,000	$13,000	$13,000
Sale Date		4/24/2020	7/1/2019	9/16/2020	10/16/2020	8/26/2019
Sale Price		$132,100	$132,500	$139,000	$115,000	$120,000
Time Adj Sale Price		$132,800	$136,500	$139,000	$115,000	$123,200
TADJSP/SQFT		$96.65	$90.10	$108.76	$91.71	$86.27
Total Adj Factors	$61,000	$53,700	$62,500	$53,600	$54,400	$58,900
Adjusted Sale Price		$140,100	$135,000	$146,400	$121,600	$125,300
Comparable Estimate	$134,000 ($93.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-8	113.55-5-11	113.71-8-2	113.64-1-8	123.28-3-9	123.35-9-18
Owner	Maj, Thomas J	Jackson, Kathleen M	Otamere, Trina D	Nati, Kim Marie	Shaw, Ashley L	Milburth, Robert Josepl
Address	218 Bright St	97 Girard Ave	295 Parker St	72 Henry St	125 Meadowbrook Pkwy	39 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	63 x 108	60 x 119	30 x 109	30 x 99	60 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1900 / 0	1925 / 0	1922 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.3	1.3
Bedrooms	3	3	4	4	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0
1st Sty Area	1104	1070	1244	1060	920	1084
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1302	1520	1343	1556	989	1351
Att/Det Gar Sqft	560	399	528	264		360
Prior Land	$12,200					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$7,200	$7,000	$12,000
Sale Date		9/30/2019	1/3/2020	4/26/2018	4/7/2020	1/22/2019
Sale Price		$125,600	$111,000	$83,000	$85,000	$106,000
Time Adj Sale Price		$128,500	$112,100	$91,800	$85,400	$111,300
TADJSP/SQFT		$84.54	$83.47	$59.00	$86.35	$82.38
Total Adj Factors	$29,900	$48,100	$47,400	$43,400	$26,400	$43,600
Adjusted Sale Price		$110,300	$94,600	$78,300	$88,900	$97,600
Comparable Estimate	$94,000 ($72.2/SFLA)					

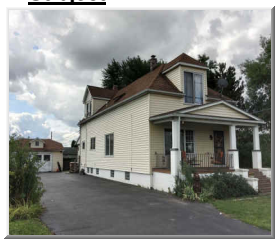
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-5	113.55-9-13	113.47-5-2	123.36-5-29.11	112.67-5-4	113.64-2-8
Owner	Napieralski, Kathleen M	Crone, Scott E	Hartmann, Robert P Jr	Kaneza, John	Montes, Brian	Prible, Stacey Lin
Address	221 Bright St	35 Wabash Ave	130 Kennedy Rd	57 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 123	40 x 108	95 x 108	38 x 100	50 x 159	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1929 / 0	1920 / 0	1940 / 0	1922 / 0	1930 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	D Economy 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	2.0	2.0	1.7	2.0	2.0	1.7
Bedrooms	5	4	5	4	5	4
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1392	1440	1402	1100	1188	1535
2nd Sty Area	1200	1080	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2592	2520	2243	2200	2178	1993
Att/Det Gar Sqft	840	440	484	440		342
Prior Land	$12,100					
Prior Total	$107,000					
Comp Land Estimate	$14,000	$10,000	$16,000	$9,000	$14,000	$16,000
Sale Date		12/30/2019	12/9/2019	10/9/2020	9/18/2018	11/8/2019
Sale Price		$134,999	$153,060	$137,000	$128,600	$155,000
Time Adj Sale Price		$136,800	$155,100	$137,000	$138,200	$157,600
TADJSP/SQFT		$54.29	$69.15	$62.27	$63.45	$79.08
Total Adj Factors	$108,800	$76,800	$72,700	$39,600	$52,500	$59,400
Adjusted Sale Price		$168,800	$191,200	$206,200	$194,500	$207,000
Comparable Estimate	$194,000 ($74.85/SFLA)					

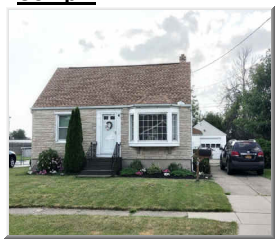
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-7	113.55-5-11	113.64-1-8	123.28-3-9	113.70-2-11	113.71-8-2
Owner	Kraus, Tracy	Jackson, Kathleen M	Nati, Kim Marie	Shaw, Ashley L	La Mond, Lisa	Otamere, Trina D
Address	224 Bright St	97 Girard Ave	72 Henry St	125 Meadowbrook Pkwy	1368 Harlem Rd	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	63 x 108	30 x 109	30 x 99	45 x 120	60 x 119
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	1930 / 0	1927 / 0	1925 / 0	1922 / 0	1937 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.0	1.3
Bedrooms	4	3	4	3	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0
1st Sty Area	1056	1070	1060	920	936	1244
2nd Sty Area	0	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1221	1520	1556	989	1776	1343
Att/Det Gar Sqft	484	399	264		440	528
Prior Land	$12,200					
Prior Total	$66,400					
Comp Land Estimate	$14,000	$13,000	$7,200	$7,000	$11,000	$13,000
Sale Date		9/30/2019	4/26/2018	4/7/2020	6/23/2020	1/3/2020
Sale Price		$125,600	$83,000	$85,000	$110,800	$111,000
Time Adj Sale Price		$128,500	$91,800	$85,400	$111,000	$112,100
TADJSP/SQFT		$84.54	$59.00	$86.35	$62.50	$83.47
Total Adj Factors	$18,100	$48,100	$43,400	$26,400	$61,900	$47,400
Adjusted Sale Price		$98,500	$66,500	$77,100	$67,200	$82,800
Comparable Estimate	$78,000 ($63.88/SFLA)					

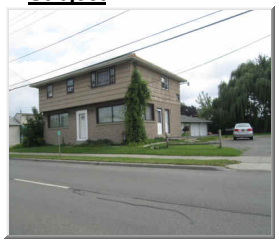
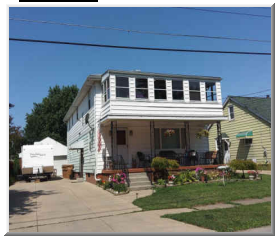
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-4	113.63-3-4	113.63-2-16	113.70-3-9	113.63-2-26	113.61-5-12
Owner	Kenney, Emily D	Kenney, Emily D	Bowers, Amanda E	Wisniewski, Nicholas	Ras, Benita L	Whitaker, Carrie L
Address	225 Bright St	225 Bright St	174 Bright St	206 Crisfield Ave	181 Garland Ave	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 123	45 x 123	50 x 124	48 x 114	55 x 124	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5	1.5
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	953	953	1020	930	1044	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 352	0 352	0 0	0 0	0 0	0 470
SFLA	1667	1667	1515	1627	1374	1526
Att/Det Gar Sqft	484	484	320	352	384	484
Prior Land	$10,300					
Prior Total	$89,000					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$13,000	$13,000
Sale Date		9/30/2019	7/1/2019	3/22/2019	4/24/2020	11/6/2019
Sale Price		$121,000	$132,500	$170,000	$132,100	$129,900
Time Adj Sale Price		$123,800	$136,500	$177,400	$132,800	$132,100
TADJSP/SQFT		$74.27	$90.10	$109.04	$96.65	$86.57
Total Adj Factors	$66,800	$66,800	$62,500	$80,000	$53,700	$65,900
Adjusted Sale Price		$123,800	$140,800	$164,200	$145,900	$133,000
Comparable Estimate	$142,000 ($85.18/SFLA)					

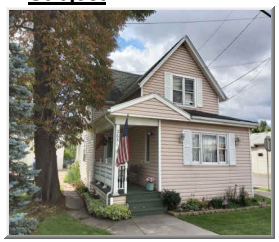
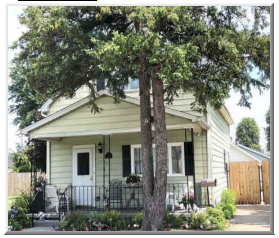
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-6	113.55-5-11	123.28-3-9	113.70-2-11	113.64-1-8	113.71-8-2
Owner	Andrzejewski Joseph &	Jackson, Kathleen M	Shaw, Ashley L	La Mond, Lisa	Nati, Kim Marie	Otamere, Trina D
Address	230 Bright St	97 Girard Ave	125 Meadowbrook Pkwy	1368 Harlem Rd	72 Henry St	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	63 x 108	30 x 99	45 x 120	30 x 109	60 x 119
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	1930 / 0	1927 / 0	1922 / 0	1937 / 0	1925 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	2.0	1.5	1.3
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1100	1070	920	936	1060	1244
2nd Sty Area	1100	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1100	1520	989	1776	1556	1343
Att/Det Gar Sqft	1,100 400	399		440	264	528
Prior Land	$12,200					
Prior Total	$74,000					
Comp Land Estimate	$14,000	$13,000	$7,000	$11,000	$7,200	$13,000
Sale Date		9/30/2019	4/7/2020	6/23/2020	4/26/2018	1/3/2020
Sale Price		$125,600	$85,000	$110,800	$83,000	$111,000
Time Adj Sale Price		$128,500	$85,400	$111,000	$91,800	$112,100
TADJSP/SQFT		$84.54	$86.35	$62.50	$59.00	$83.47
Total Adj Factors	$54,600	$48,100	$26,400	$61,900	$43,400	$47,400
Adjusted Sale Price		$135,000	$113,600	$103,700	$103,000	$119,300
Comparable Estimate	$115,000 ($104.55/SFLA)					

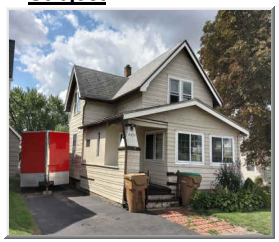
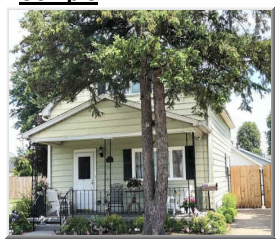
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-3-3	113.63-2-26	113.63-2-16	113.62-5-21	113.63-3-4	113.61-5-12
Owner	Kurowski Susan E	Ras, Benita L	Bowers, Amanda E	Rose-Lindquist, Molly K	Kenney, Emily D	Whitaker, Carrie L
Address	233 Bright St	181 Garland Ave	174 Bright St	221 Aris Ave	225 Bright St	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 123	55 x 124	50 x 124	51 x 98	45 x 123	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1950 / 0	1952 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1008	1044	1020	948	953	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 352	0 470
SFLA	1446	1374	1515	1278	1667	1526
Att/Det Gar Sqft	440	384	320	352	484	484
Prior Land	$8,900					
Prior Total	$85,600					
Comp Land Estimate	$11,000	$13,000	$12,000	$11,000	$11,000	$13,000
Sale Date		4/24/2020	7/1/2019	9/16/2020	9/30/2019	11/6/2019
Sale Price		$132,100	$132,500	$139,000	$121,000	$129,900
Time Adj Sale Price		$132,800	$136,500	$139,000	$123,800	$132,100
TADJSP/SQFT		$96.65	$90.10	$108.76	$74.27	$86.57
Total Adj Factors	$56,700	$53,700	$62,500	$53,600	$66,800	$65,900
Adjusted Sale Price		$135,800	$130,700	$142,100	$113,700	$122,900
Comparable Estimate	$129,000 ($89.21/SFLA)					

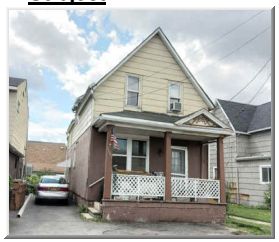
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-1	113.47-5-2	113.55-9-13	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Cornell, Justin F	Hartmann, Robert P Jr	Crone, Scott E	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	2605 Broadway St	130 Kennedy Rd	35 Wabash Ave	92 Mansion Ave	57 Willowlawn Pkwy	344 Pleasant Pkwy
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	56 x 125	95 x 108	40 x 108	72 x 107	38 x 100	50 x 159
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1940 / 0	1920 / 0	1911 / 0	1922 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	1 No central No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	1.5	2.0	2.0
Bedrooms	4	5	4	3	4	5
Full/Half Baths	2 / 1	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1377	1402	1440	1430	1100	1188
2nd Sty Area	0	0	1080	0	1100	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2229	2243	2520	2145	2200	2178
Att/Det Gar Sqft	462	484	440	744	440	
Prior Land	$11,800					
Prior Total	$89,000					
Comp Land Estimate	$13,000	$16,000	$10,000	$14,000	$9,000	$14,000
Sale Date		12/9/2019	12/30/2019	3/1/2018	10/9/2020	9/18/2018
Sale Price		$153,060	$134,999	$168,000	$137,000	$128,600
Time Adj Sale Price		$155,100	$136,800	$186,800	$137,000	$138,200
TADJSP/SQFT		$69.15	$54.29	$87.09	$62.27	$63.45
Total Adj Factors	$69,500	$72,700	$76,800	$64,200	$39,600	$52,500
Adjusted Sale Price		$151,900	$129,500	$192,100	$166,900	$155,200
Comparable Estimate	$159,000 ($71.33/SFLA)					

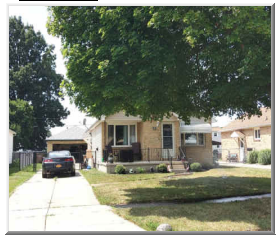
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-2	113.06-2-2	113.54-8-3	113.47-4-2	113.06-2-10	113.55-3-1
Owner	Drzymala, Kimberly	Nichols, Timothy Russe	Plante, Anjolie R	McCann, Andrew J	Phillips, Jeffrey J	Jank, Anna J
Address	2611 Broadway St	64 Wallace Ave	32 Linden St	72 Milsom Ave	24 Wallace Ave	108 Iroquois 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	56 x 135	50 x 110	54 x 123	75 x 102	51 x 110	50 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1957 / 0	1950 / 0	1956 / 0	1957 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	2	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	832	800	734	832	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1008	832	998	1086	832	1047
Att/Det Gar Sqft	264	352	440	576	300	352
Prior Land	$11,300					
Prior Total	$73,500					
Comp Land Estimate	$14,000	$12,000	$13,000	$14,000	$12,000	$11,000
Sale Date		12/6/2019	8/21/2020	4/20/2020	1/14/2019	10/31/2019
Sale Price		$94,900	$139,000	$140,000	$99,000	$126,500
Time Adj Sale Price		$96,200	$139,000	$140,700	$104,000	$129,000
TADJSP/SQFT		$115.63	$139.28	$129.56	$125.00	$123.21
Total Adj Factors	$45,000	$38,300	$45,500	$50,100	$38,200	$45,300
Adjusted Sale Price		$102,900	$138,500	$135,600	$110,800	$128,700
Comparable Estimate	$123,000 ($122.02/SFLA)					

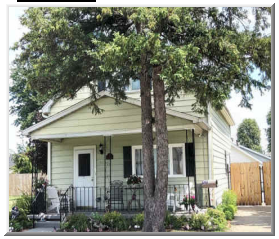
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-1.1	102.18-2-13	102.18-2-17	113.69-3-3	113.55-3-7	113.47-5-2
Owner	Galuski Angella N	Leli, Susan	Labib, Mahir	Rwanika, Francine	Wysocki, Robin A	Hartmann, Robert P Jr
Address	2631 Broadway St	138 Lemoine Ave	114 Lemoine Ave	144 Alaska St	90 Iroquois Ave	130 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	127 x 120	60 x 110	75 x 110	60 x 117	51 x 108	95 x 108
Building Style	14 other	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	08 Old style
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1972 / 0	1955 / 0	1957 / 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 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.7
Bedrooms	3	5	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	3 / 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	1200	1338	1173	1320	1378	1402
2nd Sty Area	1200	980	1260	1320	1378	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	2400	2591	2433	2640	2756	2243
Att/Det Gar Sqft	704	399	484	484	440	484
Prior Land	$17,400					
Prior Total	$90,000					
Comp Land Estimate	$19,000	$13,000	$14,000	$13,000	$12,000	$16,000
Sale Date		9/23/2020	12/10/2019	5/19/2020	1/9/2019	12/9/2019
Sale Price		$169,900	$191,000	$165,000	$175,000	$153,060
Time Adj Sale Price		$169,900	$193,600	$165,600	$183,800	$155,100
TADJSP/SQFT		$65.57	$79.57	$62.73	$66.69	$69.15
Total Adj Factors	$92,000	$91,500	$121,300	$87,100	$89,800	$72,700
Adjusted Sale Price		$170,400	$164,300	$170,500	$186,000	$174,400
Comparable Estimate	$173,000 ($72.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-3-1	113.55-5-11	113.55-10-10.1	113.70-2-11	113.64-1-8	113.63-4-17
Owner	Dziadaszek, Richard	Jackson, Kathleen M	Brice, Tiona-Meche	La Mond, Lisa	Nati, Kim Marie	Maple Leaf Capital Corp
Address	2651 Broadway St	97 Girard Ave	27 Peoria Ave	1368 Harlem Rd	72 Henry St	164 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 113	63 x 108	90 x 108	45 x 120	30 x 109	68 x 122
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1945 / 0	1937 / 0	1925 / 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 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.5	1.5
Bedrooms	5	3	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1368	1070	1008	936	1060	1248
2nd Sty Area	0	0	1008	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 280
SFLA	2052	1520	2016	1776	1556	1998
Att/Det Gar Sqft	1,164	399	528	440	264	484
Prior Land	$7,900					
Prior Total	$87,000					
Comp Land Estimate	$8,000	$13,000	$16,000	$11,000	$7,200	$14,000
Sale Date		9/30/2019	12/17/2018	6/23/2020	4/26/2018	2/15/2018
Sale Price		$125,600	$110,000	$110,800	$83,000	$105,000
Time Adj Sale Price		$128,500	$116,200	$111,000	$91,800	$117,400
TADJSP/SQFT		$84.54	$57.64	$62.50	$59.00	$58.76
Total Adj Factors	$73,300	$48,100	$69,500	$61,900	$43,400	$89,300
Adjusted Sale Price		$153,700	$120,000	$122,400	$121,700	$101,400
Comparable Estimate	$124,000 ($60.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-3-3	113.71-8-2	112.68-2-14	113.55-5-11	123.28-3-9	113.61-5-15
Owner	Randazzo, Patricia J	Otamere, Trina D	Niedbalski, Samantha L	Jackson, Kathleen M	Shaw, Ashley L	Marone, Thomas
Address	2657 Broadway St	295 Parker St	180 Rossler Ave	97 Girard Ave	125 Meadowbrook Pkwy	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 121	60 x 119	32 x 125	63 x 108	30 x 99	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1850 / 0	1900 / 0	1902 / 0	1927 / 0	1922 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.3	1.5
Bedrooms	2	4	2	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0
1st Sty Area	737	1244	1176	1070	920	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1132	1343	1596	1520	989	1840
Att/Det Gar Sqft	408	528	396	399		528
Prior Land	$7,900					
Prior Total	$60,000					
Comp Land Estimate	$8,000	$13,000	$8,000	$13,000	$7,000	$13,000
Sale Date		1/3/2020	10/14/2020	9/30/2019	4/7/2020	4/10/2018
Sale Price		$111,000	$131,840	$125,600	$85,000	$115,000
Time Adj Sale Price		$112,100	$131,800	$128,500	$85,400	$127,100
TADJSP/SQFT		$83.47	$82.58	$84.54	$86.35	$69.08
Total Adj Factors	$39,400	$47,400	$52,000	$48,100	$26,400	$60,000
Adjusted Sale Price		$104,100	$119,200	$119,800	$98,400	$106,500
Comparable Estimate	$110,000 ($97.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-3-5.1	113.64-2-8	113.54-5-1.1	123.28-5-13	113.47-5-2	113.55-9-13
Owner	Rowell, Brian	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Contrino, Kathy A	Hartmann, Robert P Jr	Crone, Scott E
Address	2667 Broadway St	88 Edmund St	92 Mansion Ave	97 Willowlawn Pkwy	130 Kennedy Rd	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	15 x 114	90 x 109	72 x 107	75 x 100	95 x 108	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	06 Stucco	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1911 / 0	1927 / 0	1940 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	2.0
Bedrooms	4	4	3	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	966	1535	1430	1065	1402	1440
2nd Sty Area	0	0	0	0	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1569	1993	2145	1758	2243	2520
Att/Det Gar Sqft		342	744	484	484	440
Prior Land	$3,700					
Prior Total	$64,000					
Comp Land Estimate	$4,000	$16,000	$14,000	$14,000	$16,000	$10,000
Sale Date		11/8/2019	3/1/2018	9/26/2020	12/9/2019	12/30/2019
Sale Price		$155,000	$168,000	$166,000	$153,060	$134,999
Time Adj Sale Price		$157,600	$186,800	$166,000	$155,100	$136,800
TADJSP/SQFT		$79.08	$87.09	$94.43	$69.15	$54.29
Total Adj Factors	$40,900	$59,400	$64,200	$76,000	$72,700	$76,800
Adjusted Sale Price		$139,100	$163,500	$130,900	$123,300	$100,900
Comparable Estimate	$132,000 ($84.13/SFLA)					

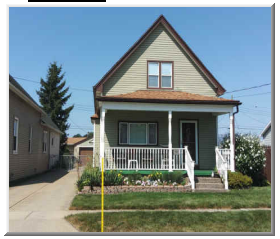
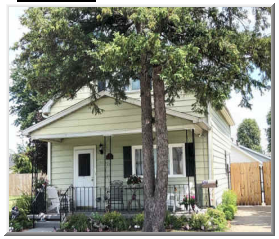
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.79-1-3	113.55-9-3	113.77-4-23	113.71-5-4	113.69-3-11	113.77-5-16
Owner	Carr, Brandon	Fontanes, Raymond	Wayne, Alexis M	Squires, Clark E	Maldonado, Carlos J	Shaw, Joshua K
Address	49 Cass Ave	30 Iroquois Ave	81 Alaska St	22 Nandale Dr	102 Alaska St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	76 x 128	60 x 108	50 x 117	50 x 149	50 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1943 / 0	1952 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	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	1186	1124	1176	1072	1156	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1186	1124	1176	1072	1156	1300
Att/Det Gar Sqft	352	352	440	484	280	440
Prior Land	$13,900					
Prior Total	$85,000					
Comp Land Estimate	$16,000	$13,000	$12,000	$13,000	$12,000	$14,000
Sale Date		8/10/2020	5/27/2020	10/8/2020	10/30/2019	8/2/2019
Sale Price		$147,500	$150,000	$155,000	$134,500	$120,900
Time Adj Sale Price		$147,500	$150,500	$155,000	$137,200	$124,100
TADJSP/SQFT		$131.23	$127.98	$144.59	$118.69	$95.46
Total Adj Factors	$60,700	$57,800	$60,000	$57,300	$56,400	$63,700
Adjusted Sale Price		$150,400	$151,200	$158,400	$141,500	$121,100
Comparable Estimate	$145,000 ($122.26/SFLA)					

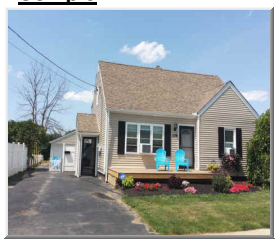
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-9	113.71-8-2	113.55-5-11	123.35-9-18	113.64-1-8	123.28-3-9
Owner	Outling, Earlene	Otamere, Trina D	Jackson, Kathleen M	Milburth, Robert Josepl	Nati, Kim Marie	Shaw, Ashley L
Address	52 Cass Ave	295 Parker St	97 Girard Ave	39 Shanley St	72 Henry St	125 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 125	60 x 119	63 x 108	60 x 100	30 x 109	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1927 / 0	1914 / 0	1925 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.5	1.3
Bedrooms	3	4	3	2	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	960	1244	1070	1084	1060	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1389	1343	1520	1351	1556	989
Att/Det Gar Sqft	528	528	399	360	264	
Prior Land	$6,900					
Prior Total	$61,500					
Comp Land Estimate	$9,000	$13,000	$13,000	$12,000	$7,200	$7,000
Sale Date		1/3/2020	9/30/2019	1/22/2019	4/26/2018	4/7/2020
Sale Price		$111,000	$125,600	$106,000	$83,000	$85,000
Time Adj Sale Price		$112,100	$128,500	$111,300	$91,800	$85,400
TADJSP/SQFT		$83.47	$84.54	$82.38	$59.00	$86.35
Total Adj Factors	$42,800	$47,400	$48,100	$43,600	$43,400	$26,400
Adjusted Sale Price		$107,500	$123,200	$110,500	$91,200	$101,800
Comparable Estimate	$107,000 ($77.03/SFLA)					

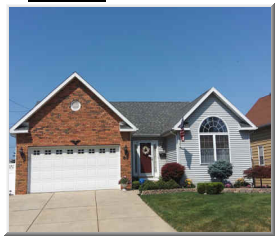
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

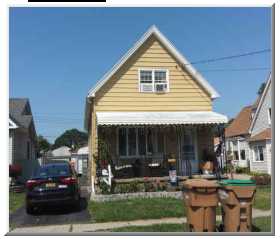
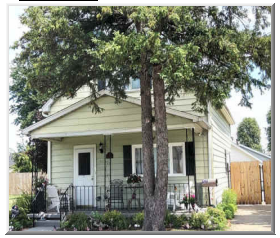
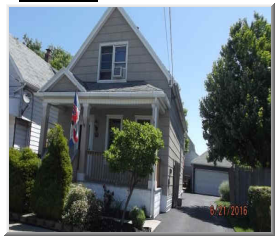
Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-7.1	123.28-3-9	113.55-5-11	113.70-2-11	113.71-8-2	123.36-4-1
Owner	Jagodzinski Donald R &	Shaw, Ashley L	Jackson, Kathleen M	La Mond, Lisa	Otamere, Trina D	Silver, Danielle Nicolle
Address	54 Cass Ave	125 Meadowbrook Pkwy	97 Girard Ave	1368 Harlem Rd	295 Parker St	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	66 x 124	30 x 99	63 x 108	45 x 120	60 x 119	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1932 / 0	1922 / 0	1927 / 0	1937 / 0	1900 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
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	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	2.0	1.3	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	909	920	1070	936	1244	1020
2nd Sty Area	0	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1044	989	1520	1776	1343	1480
Att/Det Gar Sqft	576		399	440	528	
Prior Land	$11,800					
Prior Total	$61,900					
Comp Land Estimate	$14,000	$7,000	$13,000	$11,000	$13,000	$7,000
Sale Date		4/7/2020	9/30/2019	6/23/2020	1/3/2020	7/13/2018
Sale Price		$85,000	$125,600	$110,800	$111,000	$112,000
Time Adj Sale Price		$85,400	$128,500	$111,000	$112,100	$121,800
TADJSP/SQFT		$86.35	$84.54	$62.50	$83.47	$82.30
Total Adj Factors	$38,200	$26,400	$48,100	$61,900	$47,400	$44,200
Adjusted Sale Price		$97,200	$118,600	$87,300	$102,900	$115,800
Comparable Estimate	$104,000 ($99.62/SFLA)					

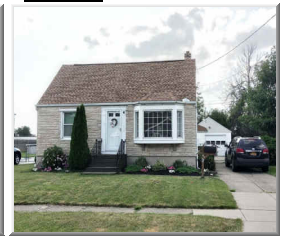
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.79-1-2	113.70-5-4	113.62-5-11	113.70-5-17	113.78-4-4	113.71-4-3
Owner	Dunkleman , Kenneth G	Walkow, Jacob	Fuest, Lauren A	Samuel, Brittany	Bailey, Matthew R	Fijas, Amy L
Address	59 Cass Ave	180 Cass Ave	238 Cass Ave	157 Aris Ave	90 Aris Ave	136 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	90 x 124	50 x 124	55 x 119	50 x 114	67 x 122
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1947 / 0	1950 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	768	960	780	924	704	793
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1152	1140	1110	1254	1056	1153
Att/Det Gar Sqft	352	294	352	440		420
Prior Land	$11,300					
Prior Total	$73,200					
Comp Land Estimate	$14,000	$17,000	$12,000	$13,000	$12,000	$14,000
Sale Date		12/18/2019	6/16/2020	10/16/2020	9/17/2020	5/14/2019
Sale Price		$145,000	$161,519	$115,000	$140,000	$129,000
Time Adj Sale Price		$146,900	$161,800	$115,000	$140,000	$133,800
TADJSP/SQFT		$128.86	$145.77	$91.71	$132.58	$116.05
Total Adj Factors	$61,500	$54,700	$48,500	$54,400	$42,600	$51,300
Adjusted Sale Price		$153,700	$174,800	$122,100	$158,900	$144,000
Comparable Estimate	$151,000 ($131.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-6	113.56-8-12	113.61-4-29.1	123.36-6-3	113.69-3-26	113.61-3-23
Owner	Perna, Frank J	Stellrecht, Heather	Schlau, Annette L	Gasiewicz, Stephanie M	Branka, Steven	Campbell, Errol T
Address	60 Cass Ave	29 Milsom Ave	227 Alaska St	42 Rossler Ave	149 Medina St	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 126	60 x 102	88 x 117	80 x 100	65 x 117	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	2005 / 0	1993 / 0	1987 / 0	1963 / 0	1956 / 0	1957 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1618	1481	1560	1496	1452	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1087	0 0	0 0	0 204	0 0	0 0
SFLA	1618	1481	1560	1496	1452	1306
Att/Det Gar Sqft	400	473	480	520	576	294
Prior Land	$12,300					
Prior Total	$143,000					
Comp Land Estimate	$14,000	$12,000	$16,000	$14,000	$14,000	$13,000
Sale Date		3/6/2020	10/17/2019	11/1/2019	12/2/2019	6/12/2020
Sale Price		$157,500	$160,000	$127,000	$124,500	$131,000
Time Adj Sale Price		$158,600	$163,200	$129,100	$126,200	$131,200
TADJSP/SQFT		$107.09	$104.62	$86.30	$86.91	$100.46
Total Adj Factors	$103,700	$79,100	$85,100	$90,400	$71,800	$76,900
Adjusted Sale Price		$183,200	$181,800	$142,400	$158,100	$158,000
Comparable Estimate	$165,000 ($101.98/SFLA)					

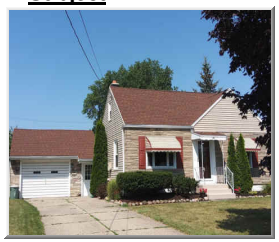
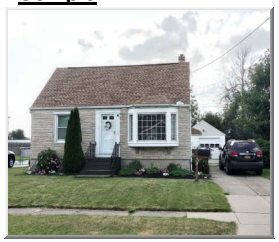
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.79-1-1	113.56-8-12	113.61-4-29.1	113.47-1-7	113.77-4-23	113.56-6-6
Owner	NLP Development LLC	Stellrecht, Heather	Schlau, Annette L	King, Nicholas D	Wayne, Alexis M	Dick, Brendon R
Address	65 Cass Ave	29 Milsom Ave	227 Alaska St	192 Kennedy Rd	81 Alaska St	38 Starlite 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 102	88 x 117	60 x 120	50 x 117	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	2018 / 0	1993 / 0	1987 / 0	1980 / 0	1958 / 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	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	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1481	1560	960	1176	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 0
SFLA	1196	1481	1560	960	1176	1120
Att/Det Gar Sqft	400	473	480		440	308
Prior Land	$11,300					
Prior Total	$123,000					
Comp Land Estimate	$14,000	$12,000	$16,000	$13,000	$12,000	$11,000
Sale Date		3/6/2020	10/17/2019	8/31/2020	5/27/2020	7/2/2020
Sale Price		$157,500	$160,000	$145,000	$150,000	$145,000
Time Adj Sale Price		$158,600	$163,200	$145,000	$150,500	$145,000
TADJSP/SQFT		$107.09	$104.62	$151.04	$127.98	$129.46
Total Adj Factors	$68,500	$79,100	$85,100	$48,100	$60,000	$55,500
Adjusted Sale Price		$148,000	$146,600	$165,400	$159,000	$158,000
Comparable Estimate	$155,000 ($129.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-5	113.71-8-2	123.28-3-9	113.55-5-11	123.35-9-18	113.64-1-8
Owner	Armstrong, Joshua	Otamere, Trina D	Shaw, Ashley L	Jackson, Kathleen M	Milburth, Robert Josepl	Nati, Kim Marie
Address	66 Cass Ave	295 Parker St	125 Meadowbrook Pkw	97 Girard Ave	39 Shanley St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 126	60 x 119	30 x 99	63 x 108	60 x 100	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1900 / 0	1922 / 0	1927 / 0	1914 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.3	1.5	1.3	1.5
Bedrooms	3	4	3	3	2	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1238	1244	920	1070	1084	1060
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1238	1343	989	1520	1351	1556
Att/Det Gar Sqft	360	528		399	360	264
Prior Land	$6,300					
Prior Total	$67,000					
Comp Land Estimate	$8,000	$13,000	$7,000	$13,000	$12,000	$7,200
Sale Date		1/3/2020	4/7/2020	9/30/2019	1/22/2019	4/26/2018
Sale Price		$111,000	$85,000	$125,600	$106,000	$83,000
Time Adj Sale Price		$112,100	$85,400	$128,500	$111,300	$91,800
TADJSP/SQFT		$83.47	$86.35	$84.54	$82.38	$59.00
Total Adj Factors	$39,800	$47,400	$26,400	$48,100	$43,600	$43,400
Adjusted Sale Price		$104,500	$98,800	$120,200	$107,500	$88,200
Comparable Estimate	$104,000 ($84.01/SFLA)					

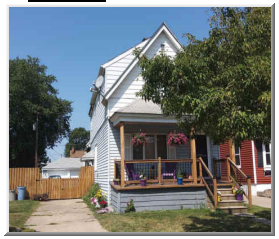
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-4	113.70-8-1.1	102.18-2-13	113.48-8-7	113.47-3-20	113.48-8-2
Owner	Podwika, Ann	Farnham, William D	Leli, Susan	Parker, Robert J	McGuire, Aubrey R	Williams, Duane
Address	70 Cass Ave	207 Parker St	138 Lemoine Ave	50 Patricia Ln	177 Kennedy Rd	70 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	57 x 126	114 x 114	60 x 110	50 x 102	52 x 102	51 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1961 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	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	1289	1553	1338	858	832	858
2nd Sty Area	0	0	980	858	832	858
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 0	0 0	0 0
SFLA	1916	2597	2591	1716	1664	1716
Att/Det Gar Sqft	1,016	552	399	528		
Prior Land	$12,000					
Prior Total	$101,000					
Comp Land Estimate	$13,000	$18,000	$13,000	$11,000	$11,000	$11,000
Sale Date		7/18/2018	9/23/2020	9/12/2019	2/7/2020	6/20/2019
Sale Price		$165,000	$169,900	$160,000	$130,000	$145,000
Time Adj Sale Price		$179,400	$169,900	$163,800	$131,100	$149,900
TADJSP/SQFT		$69.08	$65.57	$95.45	$78.79	$87.35
Total Adj Factors	$76,800	$96,600	$91,500	$65,300	$57,000	$58,300
Adjusted Sale Price		$159,600	$155,200	$175,300	$150,900	$168,400
Comparable Estimate	$162,000 ($84.55/SFLA)					

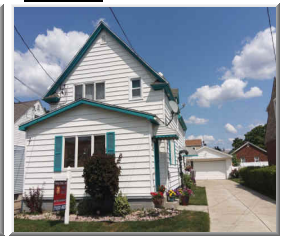
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-10	113.78-4-4	113.63-2-17	113.70-3-19	113.54-8-3	113.61-5-22
Owner	Porter Eugene	Bailey, Matthew R	Duengfelder, Amy L	Crawford, Chelsea N	Plante, Anjolie R	Simons, Patricia E
Address	71 Cass Ave	90 Aris Ave	168 Bright St	1365 Harlem Rd	32 Linden St	91 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 114	50 x 124	46 x 114	54 x 123	63 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1950 / 0	1951 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	976	704	660	860	800	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	976	1056	990	1025	998	990
Att/Det Gar Sqft	374		352	200	440	260
Prior Land	$11,300					
Prior Total	$70,500					
Comp Land Estimate	$14,000	$12,000	$12,000	$11,000	$13,000	$14,000
Sale Date		9/17/2020	12/30/2019	8/22/2019	8/21/2020	2/10/2020
Sale Price		$140,000	$112,000	$115,000	$139,000	$105,000
Time Adj Sale Price		$140,000	$113,500	$118,100	$139,000	$105,900
TADJSP/SQFT		$132.58	$114.65	$115.22	$139.28	$106.97
Total Adj Factors	$45,300	$42,600	$46,500	$42,300	$45,500	$43,600
Adjusted Sale Price		$142,700	$112,300	$121,100	$138,800	$107,600
Comparable Estimate	$125,000 ($128.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-11	113.63-2-18	113.71-4-10	113.70-5-7	113.78-4-4	113.63-2-17
Owner	Jankowski, Richard S	Lelonek, Justin	Henninger, Adam M	Kozlowski, Ryan A	Bailey, Matthew R	Duengfelder, Amy L
Address	73 Cass Ave	162 Bright St	94 Helen St	156 Cass Ave	90 Aris Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 124	60 x 122	50 x 124	50 x 114	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1949 / 0	1949 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	704	660	840	774	704	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	880	880	840	939	1056	990
Att/Det Gar Sqft	400	352	360	352		352
Prior Land	$11,300					
Prior Total	$69,000					
Comp Land Estimate	$14,000	$12,000	$14,000	$12,000	$12,000	$12,000
Sale Date		5/20/2020	9/17/2019	5/13/2019	9/17/2020	12/30/2019
Sale Price		$99,000	$118,000	$125,000	$140,000	$112,000
Time Adj Sale Price		$99,300	$120,800	$129,600	$140,000	$113,500
TADJSP/SQFT		$112.84	$143.81	$138.02	$132.58	$114.65
Total Adj Factors	$41,600	$40,900	$41,700	$42,400	$42,600	$46,500
Adjusted Sale Price		$100,000	$120,700	$128,800	$139,000	$108,600
Comparable Estimate	$119,000 ($135.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-3	113.78-4-4	113.63-2-17	113.70-3-19	113.61-5-22	113.54-8-3
Owner	Veros, Ann M	Bailey, Matthew R	Duengfelder, Amy L	Crawford, Chelsea N	Simons, Patricia E	Plante, Anjolie R
Address	78 Cass Ave	90 Aris Ave	168 Bright St	1365 Harlem Rd	91 Colby St	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 127	50 x 114	50 x 124	46 x 114	63 x 120	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1950 / 0	1951 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	704	660	860	660	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	990	1056	990	1025	990	998
Att/Det Gar Sqft	330		352	200	260	440
Prior Land	$11,500					
Prior Total	$68,100					
Comp Land Estimate	$14,000	$12,000	$12,000	$11,000	$14,000	$13,000
Sale Date		9/17/2020	12/30/2019	8/22/2019	2/10/2020	8/21/2020
Sale Price		$140,000	$112,000	$115,000	$105,000	$139,000
Time Adj Sale Price		$140,000	$113,500	$118,100	$105,900	$139,000
TADJSP/SQFT		$132.58	$114.65	$115.22	$106.97	$139.28
Total Adj Factors	$46,700	$42,600	$46,500	$42,300	$43,600	$45,500
Adjusted Sale Price		$144,100	$113,700	$122,500	$109,000	$140,200
Comparable Estimate	$126,000 ($127.27/SFLA)					

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

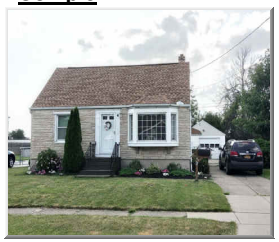




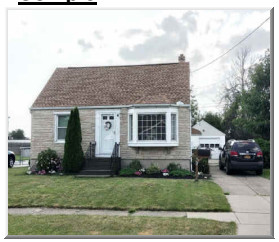
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-2	113.64-2-8	113.54-5-1.1	123.36-5-29.11	113.55-9-13	123.28-5-13
Owner	Szymanski, Michael A	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John	Crone, Scott E	Contrino, Kathy A
Address	84 Cass Ave	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy	35 Wabash Ave	97 Willowlawn Pkwy
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 127	90 x 109	72 x 107	38 x 100	40 x 108	75 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1907 / 0	1911 / 0	1922 / 0	1920 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	1 No central No	2 Hot air Yes	1 No central No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	2.0	2.0	1.7
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1194	1535	1430	1100	1440	1065
2nd Sty Area	779	0	0	1100	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2041	1993	2145	2200	2520	1758
Att/Det Gar Sqft	456	342	744	440	440	484
Prior Land	$12,300					
Prior Total	$85,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$9,000	$10,000	$14,000
Sale Date		11/8/2019	3/1/2018	10/9/2020	12/30/2019	9/26/2020
Sale Price		$155,000	$168,000	$137,000	$134,999	$166,000
Time Adj Sale Price		$157,600	$186,800	$137,000	$136,800	$166,000
TADJSP/SQFT		$79.08	$87.09	$62.27	$54.29	$94.43
Total Adj Factors	$58,600	$59,400	$64,200	$39,600	$76,800	$76,000
Adjusted Sale Price		$156,800	$181,200	$156,000	$118,600	$148,600
Comparable Estimate	$152,000 ($74.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-12	113.55-1-4	113.77-5-16	113.61-3-23	112.76-2-2	113.55-9-3
Owner	Szablicki, Jan F Jr	Prusak, Shirley	Shaw, Joshua K	Campbell, Errol T	Delo, Stephanie A	Fontanes, Raymond
Address	85 Cass Ave	95 Mansion Ave	6 Colby St	195 Medina St	118 Rossler Ave	30 Iroquois 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	93 x 108	68 x 120	60 x 117	50 x 119	60 x 108
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	1950 / 0	1952 / 0	1954 / 0	1957 / 0	1948 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	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	3 Partial 0	4 Full 0
1st Sty Area	1328	1360	1300	1306	1370	1124
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 350	0 0
SFLA	1328	1360	1300	1306	1370	1124
Att/Det Gar Sqft	440	440	440	294	400	352
Prior Land	$12,200					
Prior Total	$97,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$13,000	$12,000	$13,000
Sale Date		3/18/2020	8/2/2019	6/12/2020	1/24/2020	8/10/2020
Sale Price		$145,000	$120,900	$131,000	$105,500	$147,500
Time Adj Sale Price		$146,000	$124,100	$131,200	$106,600	$147,500
TADJSP/SQFT		$107.35	$95.46	$100.46	$77.81	$131.23
Total Adj Factors	$66,200	$68,800	$63,700	$76,900	$67,900	$57,800
Adjusted Sale Price		$143,400	$126,600	$120,500	$104,900	$155,900
Comparable Estimate	$130,000 ($97.89/SFLA)					

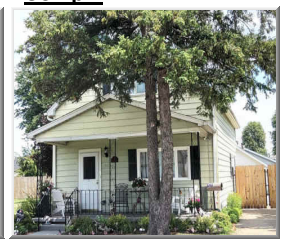
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-13	113.63-2-16	113.63-2-26	113.78-1-12	113.61-5-12	113.70-5-17
Owner	NJCC-NYS Erie County	Bowers, Amanda E	Ras, Benita L	Volsch, Dorian C	Whitaker, Carrie L	Samuel, Brittany
Address	89 Cass Ave	174 Bright St	181 Garland Ave	12 Hedley St	134 Hedley St	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 124	55 x 124	50 x 120	60 x 120	55 x 119
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	1950 / 0	1950 / 0	1950 / 0	1954 / 0	1950 / 0	1950 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	880	1020	1044	916	1050	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 432	0 0	0 0	0 0	0 470	0 0
SFLA	1487	1515	1374	1411	1526	1254
Att/Det Gar Sqft	484	320	384	392	484	440
Prior Land	$12,200					
Prior Total	$90,000					
Comp Land Estimate	$14,000	$12,000	$13,000	$12,000	$13,000	$13,000
Sale Date		7/1/2019	4/24/2020	4/3/2020	11/6/2019	10/16/2020
Sale Price		$132,500	$132,100	$185,000	$129,900	$115,000
Time Adj Sale Price		$136,500	$132,800	$185,900	$132,100	$115,000
TADJSP/SQFT		$90.10	$96.65	$131.75	$86.57	$91.71
Total Adj Factors	$64,000	$62,500	$53,700	$88,600	$65,900	$54,400
Adjusted Sale Price		$138,000	$143,100	$161,300	$130,200	$124,600
Comparable Estimate	$139,000 ($93.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.78-5-1	113.78-4-4	113.70-3-19	113.63-2-17	113.70-4-24	113.54-8-3
Owner	Tronolone, Daniel	Bailey, Matthew R	Crawford, Chelsea N	Duengfelder, Amy L	Rodriguez, Carlos A	Plante, Anjolie R
Address	90 Cass Ave	90 Aris Ave	1365 Harlem Rd	168 Bright St	209 Crisfield Ave	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 127	50 x 114	46 x 114	50 x 124	48 x 114	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1951 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	684	704	860	660	730	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 200	0 0
SFLA	1014	1056	1025	990	1060	998
Att/Det Gar Sqft	400		200	352	294	440
Prior Land	$9,000					
Prior Total	$70,200					
Comp Land Estimate	$11,000	$12,000	$11,000	$12,000	$11,000	$13,000
Sale Date		9/17/2020	8/22/2019	12/30/2019	1/31/2020	8/21/2020
Sale Price		$140,000	$115,000	$112,000	$122,000	$139,000
Time Adj Sale Price		$140,000	$118,100	$113,500	$123,200	$139,000
TADJSP/SQFT		$132.58	$115.22	$114.65	$116.23	$139.28
Total Adj Factors	$43,900	$42,600	$42,300	$46,500	$58,200	$45,500
Adjusted Sale Price		$141,300	$119,700	$110,900	$108,900	$137,400
Comparable Estimate	$124,000 ($122.29/SFLA)					

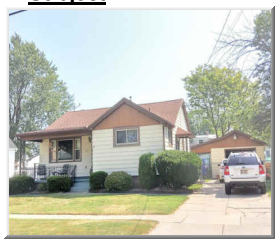
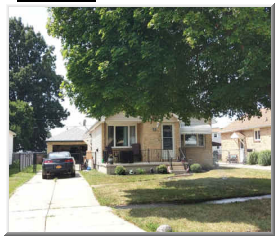
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-4	113.62-5-11	113.78-4-4	113.70-5-17	113.70-4-24	113.70-5-4
Owner	Budny James M	Fuest, Lauren A	Bailey, Matthew R	Samuel, Brittany	Rodriguez, Carlos A	Walkow, Jacob
Address	94 Cass Ave	238 Cass Ave	90 Aris Ave	157 Aris Ave	209 Crisfield Ave	180 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 127	50 x 124	50 x 114	55 x 119	48 x 114	90 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1954 / 0	1950 / 0	1954 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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 / Y	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	4
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	780	780	704	924	730	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1110	1110	1056	1254	1060	1140
Att/Det Gar Sqft	280	352		440	294	294
Prior Land	$10,500					
Prior Total	$71,000					
Comp Land Estimate	$11,000	$12,000	$12,000	$13,000	$11,000	$17,000
Sale Date		6/16/2020	9/17/2020	10/16/2020	1/31/2020	12/18/2019
Sale Price		$161,519	$140,000	$115,000	$122,000	$145,000
Time Adj Sale Price		$161,800	$140,000	$115,000	$123,200	$146,900
TADJSP/SQFT		$145.77	$132.58	$91.71	$116.23	$128.86
Total Adj Factors	$44,200	$48,500	$42,600	$54,400	$58,200	$54,700
Adjusted Sale Price		$157,500	$141,600	$104,800	$109,200	$136,400
Comparable Estimate	$130,000 ($117.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-14	113.78-4-4	113.63-2-17	113.62-5-11	113.70-3-19	113.54-8-3
Owner	Bujnicki Christopher J	Bailey, Matthew R	Duengfelder, Amy L	Fuest, Lauren A	Crawford, Chelsea N	Plante, Anjolie R
Address	95 Cass Ave	90 Aris Ave	168 Bright St	238 Cass Ave	1365 Harlem Rd	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 114	50 x 124	50 x 124	46 x 114	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1950 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	854	704	660	780	860	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	1027	1056	990	1110	1025	998
Att/Det Gar Sqft	352		352	352	200	440
Prior Land	$11,300					
Prior Total	$71,100					
Comp Land Estimate	$14,000	$12,000	$12,000	$12,000	$11,000	$13,000
Sale Date		9/17/2020	12/30/2019	6/16/2020	8/22/2019	8/21/2020
Sale Price		$140,000	$112,000	$161,519	$115,000	$139,000
Time Adj Sale Price		$140,000	$113,500	$161,800	$118,100	$139,000
TADJSP/SQFT		$132.58	$114.65	$145.77	$115.22	$139.28
Total Adj Factors	$45,800	$42,600	$46,500	$48,500	$42,300	$45,500
Adjusted Sale Price		$143,200	$112,800	$159,100	$121,600	$139,300
Comparable Estimate	$135,000 ($131.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-6-3	113.64-2-8	113.54-5-1.1	123.28-5-13	123.36-5-29.11	113.55-9-13
Owner	Ice Cold Properties LLC	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Contrino, Kathy A	Kaneza, John	Crone, Scott E
Address	96 Cass Ave	88 Edmund St	92 Mansion Ave	97 Willowlawn Pkwy	57 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 128	90 x 109	72 x 107	75 x 100	38 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1911 / 0	1927 / 0	1922 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	2.0	2.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1288	1535	1430	1065	1100	1440
2nd Sty Area	0	0	0	0	1100	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1904	1993	2145	1758	2200	2520
Att/Det Gar Sqft	900	342	744	484	440	440
Prior Land	$16,900					
Prior Total	$56,500					
Comp Land Estimate	$17,000	$16,000	$14,000	$14,000	$9,000	$10,000
Sale Date		11/8/2019	3/1/2018	9/26/2020	10/9/2020	12/30/2019
Sale Price		$155,000	$168,000	$166,000	$137,000	$134,999
Time Adj Sale Price		$157,600	$186,800	$166,000	$137,000	$136,800
TADJSP/SQFT		$79.08	$87.09	$94.43	$62.27	$54.29
Total Adj Factors	$59,300	$59,400	$64,200	$76,000	$39,600	$76,800
Adjusted Sale Price		$157,500	$181,900	$149,300	$156,700	$119,300
Comparable Estimate	$153,000 ($80.36/SFLA)					

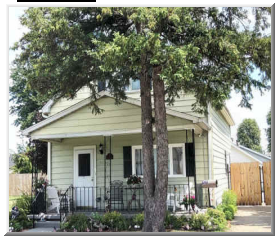
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-8-15	113.71-8-2	112.68-2-14	113.61-5-15	113.55-5-11	113.64-1-8
Owner	Ladowski, Frank J	Otamere, Trina D	Niedbalski, Samantha L	Marone, Thomas	Jackson, Kathleen M	Nati, Kim Marie
Address	97 Cass Ave	295 Parker St	180 Rossler Ave	118 Hedley St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 119	32 x 125	60 x 120	63 x 108	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1903 / 0	1927 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.5	1.5	1.5
Bedrooms	4	4	2	2	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1354	1244	1176	1240	1070	1060
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1557	1343	1596	1840	1520	1556
Att/Det Gar Sqft		528	396	528	399	264
Prior Land	$12,200					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$13,000	$8,000	$13,000	$13,000	$7,200
Sale Date		1/3/2020	10/14/2020	4/10/2018	9/30/2019	4/26/2018
Sale Price		$111,000	$131,840	$115,000	$125,600	$83,000
Time Adj Sale Price		$112,100	$131,800	$127,100	$128,500	$91,800
TADJSP/SQFT		$83.47	$82.58	$69.08	$84.54	$59.00
Total Adj Factors	$48,200	$47,400	$52,000	$60,000	$48,100	$43,400
Adjusted Sale Price		$112,900	$128,000	$115,300	$128,600	$96,600
Comparable Estimate	$116,000 ($74.5/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	113.71-1-12	113.47-4-9	113.71-5-4	113.55-9-3	113.63-1-33	113.78-1-3
Owner	Leli, Sally A	Miller, Andrew J	Squires, Clark E	Fontanes, Raymond	Depczynski, William	Hofbauer, Nicolas
Address	135 Cass Ave	123 Kennedy Rd	22 Nandale Dr	30 Iroquois Ave	239 Cass Ave	43 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 102	50 x 149	60 x 108	45 x 124	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1955 / 0	1952 / 0	1951 / 0	1954 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	2	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	976	936	1072	1124	673	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 0	0 132
SFLA	976	936	1072	1124	1036	832
Att/Det Gar Sqft	280	532	484	352	308	396
Prior Land	$11,300					
Prior Total	$83,400					
Comp Land Estimate	$14,000	$12,000	$13,000	$13,000	$11,000	$12,000
Sale Date		8/28/2020	10/8/2020	8/10/2020	5/11/2018	4/30/2019
Sale Price		$155,000	$155,000	$147,500	$106,000	$121,250
Time Adj Sale Price		$155,000	$155,000	$147,500	$116,500	$126,100
TADJSP/SQFT		$165.60	$144.59	$131.23	$112.45	$151.56
Total Adj Factors	$50,100	$52,300	$57,300	$57,800	$51,700	$45,800
Adjusted Sale Price		$152,800	$147,800	$139,800	$114,900	$130,400
Comparable Estimate	$137,000 ($140.37/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	113.70-5-10.1	113.70-5-10.1	113.61-5-12	113.63-2-16	113.63-2-26	113.70-3-9
Owner	Kania, Michael J	Kania, Michael J	Whitaker, Carrie L	Bowers, Amanda E	Ras, Benita L	Wisniewski, Nicholas
Address	136 Cass Ave	136 Cass Ave	134 Hedley St	174 Bright St	181 Garland Ave	206 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	95 x 124	95 x 124	60 x 120	50 x 124	55 x 124	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1950 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1034	1034	1050	1020	1044	930
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 470	0 0	0 0	0 0
SFLA	1551	1551	1526	1515	1374	1627
Att/Det Gar Sqft	368	368	484	320	384	352
Prior Land	$14,700					
Prior Total	$92,700					
Comp Land Estimate	$17,000	$17,000	$13,000	$12,000	$13,000	$11,000
Sale Date		8/1/2018	11/6/2019	7/1/2019	4/24/2020	3/22/2019
Sale Price		$127,500	$129,900	$132,500	$132,100	$170,000
Time Adj Sale Price		$137,800	$132,100	$136,500	$132,800	$177,400
TADJSP/SQFT		$88.85	$86.57	$90.10	$96.65	$109.04
Total Adj Factors	$66,600	$67,900	$65,900	$62,500	$53,700	$80,000
Adjusted Sale Price		$136,500	$132,800	$140,600	$145,700	$164,000
Comparable Estimate	$144,000 ($92.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-13.1	113.70-2-11	113.55-5-11	123.36-4-1	113.71-8-2	113.64-1-8
Owner	Klyczek, Christopher	La Mond, Lisa	Jackson, Kathleen M	Silver, Danielle Nicolle	Otamere, Trina D	Nati, Kim Marie
Address	141 Cass Ave	1368 Harlem Rd	97 Girard Ave	60 Willowlawn Pkwy	295 Parker St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 124	45 x 120	63 x 108	30 x 100	60 x 119	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1937 / 0	1927 / 0	1936 / 0	1900 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	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	1.5	2.0	1.5	1.5	1.3	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	936	936	1070	1020	1244	1060
2nd Sty Area	0	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1343	1776	1520	1480	1343	1556
Att/Det Gar Sqft	528	440	399		528	264
Prior Land	$12,600					
Prior Total	$73,000					
Comp Land Estimate	$14,000	$11,000	$13,000	$7,000	$13,000	$7,200
Sale Date		6/23/2020	9/30/2019	7/13/2018	1/3/2020	4/26/2018
Sale Price		$110,800	$125,600	$112,000	$111,000	$83,000
Time Adj Sale Price		$111,000	$128,500	$121,800	$112,100	$91,800
TADJSP/SQFT		$62.50	$84.54	$82.30	$83.47	$59.00
Total Adj Factors	$52,700	$61,900	$48,100	$44,200	$47,400	$43,400
Adjusted Sale Price		$101,800	$133,100	$130,300	$117,400	$101,100
Comparable Estimate	$117,000 ($87.12/SFLA)					

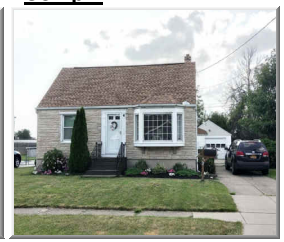
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-9	113.70-5-20	113.70-5-17	113.62-5-21	113.78-4-4	113.70-4-24
Owner	Kubiak, Paul R	Begum, Zahera	Samuel, Brittany	Rose-Lindquist, Molly K	Bailey, Matthew R	Rodriguez, Carlos A
Address	144 Cass Ave	173 Aris Ave	157 Aris Ave	221 Aris Ave	90 Aris Ave	209 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	60 x 98	55 x 119	51 x 98	50 x 114	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1950 / 0	1952 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	708	768	924	948	704	730
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 72	0 0	0 0	0 0	0 200
SFLA	1203	1152	1254	1278	1056	1060
Att/Det Gar Sqft	320	400	440	352		294
Prior Land	$9,800					
Prior Total	$73,100					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$12,000	$11,000
Sale Date		10/31/2019	10/16/2020	9/16/2020	9/17/2020	1/31/2020
Sale Price		$135,500	$115,000	$139,000	$140,000	$122,000
Time Adj Sale Price		$138,200	$115,000	$139,000	$140,000	$123,200
TADJSP/SQFT		$119.97	$91.71	$108.76	$132.58	$116.23
Total Adj Factors	$50,300	$53,100	$54,400	$53,600	$42,600	$58,200
Adjusted Sale Price		$135,400	$110,900	$135,700	$147,700	$115,300
Comparable Estimate	$129,000 ($107.23/SFLA)					

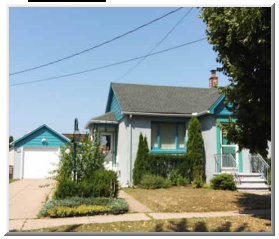
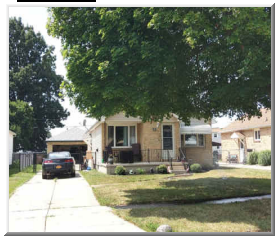
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-15	113.63-2-26	113.70-5-17	113.62-5-21	113.62-1-18	113.62-5-11
Owner	Dunphy Joseph E & Del	Ras, Benita L	Samuel, Brittany	Rose-Lindquist, Molly K	Dutson, Tanya C	Fuest, Lauren A
Address	147 Cass Ave	181 Garland Ave	157 Aris Ave	221 Aris Ave	91 Hedley St	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	55 x 124	55 x 119	51 x 98	61 x 120	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1952 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	960	1044	924	948	833	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1350	1374	1254	1278	1367	1110
Att/Det Gar Sqft	440	384	440	352	308	352
Prior Land	$12,200					
Prior Total	$88,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$11,000	$14,000	$12,000
Sale Date		4/24/2020	10/16/2020	9/16/2020	12/6/2018	6/16/2020
Sale Price		$132,100	$115,000	$139,000	$120,000	$161,519
Time Adj Sale Price		$132,800	$115,000	$139,000	$126,800	$161,800
TADJSP/SQFT		$96.65	$91.71	$108.76	$92.76	$145.77
Total Adj Factors	$55,700	$53,700	$54,400	$53,600	$56,600	$48,500
Adjusted Sale Price		$134,800	$116,300	$141,100	$125,900	$169,000
Comparable Estimate	$137,000 ($101.48/SFLA)					

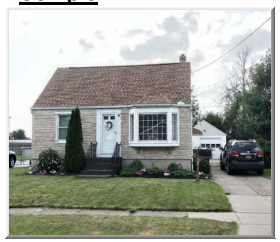
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-8	113.70-5-17	113.62-5-21	113.61-4-24	113.62-5-11	113.63-2-26
Owner	Lokcynski, Mary Ellen	Samuel, Brittany	Rose-Lindquist, Molly K	Toledo-Castro, Oudaliz	Fuest, Lauren A	Ras, Benita L
Address	150 Cass Ave	157 Aris Ave	221 Aris Ave	205 Alaska St	238 Cass Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	55 x 119	51 x 98	45 x 117	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1951 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	912	924	948	825	780	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1242	1254	1278	1221	1110	1374
Att/Det Gar Sqft	460	440	352		352	384
Prior Land	$11,100					
Prior Total	$81,000					
Comp Land Estimate	$12,000	$13,000	$11,000	$11,000	$12,000	$13,000
Sale Date		10/16/2020	9/16/2020	8/31/2020	6/16/2020	4/24/2020
Sale Price		$115,000	$139,000	$115,000	$161,519	$132,100
Time Adj Sale Price		$115,000	$139,000	$115,000	$161,800	$132,800
TADJSP/SQFT		$91.71	$108.76	$94.19	$145.77	$96.65
Total Adj Factors	$51,700	$54,400	$53,600	$27,700	$48,500	$53,700
Adjusted Sale Price		$112,300	$137,100	$139,000	$165,000	$130,800
Comparable Estimate	$137,000 ($110.31/SFLA)					

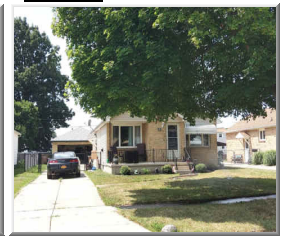
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-17	113.63-2-17	113.63-1-29	113.54-8-3	113.62-5-25	113.63-2-18
Owner	Kalinka, Matthew P	Duengfelder, Amy L	Kocur, Scott M II	Plante, Anjolie R	Merlino, Dallas T	Lelonek, Justin
Address	155 Cass Ave	168 Bright St	219 Cass Ave	32 Linden St	235 Aris Ave	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 124	50 x 124	55 x 124	54 x 123	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	3	3	3	3	2
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	660	660	660	800	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 560	0 0	0 0	0 0
SFLA	990	990	990	998	990	880
Att/Det Gar Sqft	400	352	440	440	480	352
Prior Land	$11,600					
Prior Total	$62,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$13,000	$11,000	$12,000
Sale Date		12/30/2019	9/12/2019	8/21/2020	8/30/2019	5/20/2020
Sale Price		$112,000	$114,000	$139,000	$125,000	$99,000
Time Adj Sale Price		$113,500	$116,700	$139,000	$128,400	$99,300
TADJSP/SQFT		$114.65	$117.88	$139.28	$129.70	$112.84
Total Adj Factors	$43,100	$46,500	$46,400	$45,500	$44,600	$40,900
Adjusted Sale Price		$110,100	$113,400	$136,600	$126,900	$101,500
Comparable Estimate	$118,000 ($119.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-7	113.70-5-7	113.63-2-17	113.63-2-18	113.54-8-3	113.62-5-25
Owner	Kozlowski Ryan A	Kozlowski, Ryan A	Duengfelder, Amy L	Lelonek, Justin	Plante, Anjolie R	Merlino, Dallas T
Address	156 Cass Ave	156 Cass Ave	168 Bright St	162 Bright St	32 Linden St	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	50 x 124	50 x 124	54 x 123	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1949 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	774	774	660	660	800	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0	0 0
SFLA	939	939	990	880	998	990
Att/Det Gar Sqft	352	352	352	352	440	480
Prior Land	$11,100					
Prior Total	$55,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$12,000	$13,000	$11,000
Sale Date		5/13/2019	12/30/2019	5/20/2020	8/21/2020	8/30/2019
Sale Price		$125,000	$112,000	$99,000	$139,000	$125,000
Time Adj Sale Price		$129,600	$113,500	$99,300	$139,000	$128,400
TADJSP/SQFT		$138.02	$114.65	$112.84	$139.28	$129.70
Total Adj Factors	$41,900	$42,400	$46,500	$40,900	$45,500	$44,600
Adjusted Sale Price		$129,100	$108,900	$100,300	$135,400	$125,700
Comparable Estimate	$120,000 ($127.8/SFLA)					

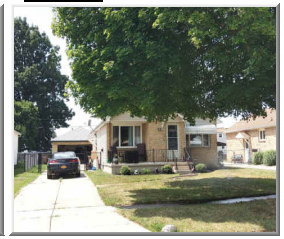
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-6	113.55-9-3	113.71-5-4	113.47-4-9	113.63-1-33	112.76-4-20
Owner	Drabik, Andrew	Fontanes, Raymond	Squires, Clark E	Miller, Andrew J	Depczynski, William	Karki, Deo N
Address	160 Cass Ave	30 Iroquois Ave	22 Nandale Dr	123 Kennedy Rd	239 Cass Ave	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 108	50 x 149	60 x 102	45 x 124	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	06 Stucco	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1955 / 0	1949 / 0	1951 / 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 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	1124	1072	936	673	1012
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 0
SFLA	1020	1124	1072	936	1036	1012
Att/Det Gar Sqft	280	352	484	532	308	352
Prior Land	$11,300					
Prior Total	$78,900					
Comp Land Estimate	$14,000	$13,000	$13,000	$12,000	$11,000	$11,000
Sale Date		8/10/2020	10/8/2020	8/28/2020	5/11/2018	10/16/2020
Sale Price		$147,500	$155,000	$155,000	$106,000	$134,900
Time Adj Sale Price		$147,500	$155,000	$155,000	$116,500	$134,900
TADJSP/SQFT		$131.23	$144.59	$165.60	$112.45	$133.30
Total Adj Factors	$50,400	$57,800	$57,300	$52,300	$51,700	$52,300
Adjusted Sale Price		$140,100	$148,100	$153,100	$115,200	$133,000
Comparable Estimate	$138,000 ($135.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-18	113.70-1-25	113.63-2-18	113.71-4-10	113.69-5-25	112.84-2-1
Owner	Burroughs Brian A	Hare, Jennifer E	Lelonek, Justin	Henninger, Adam M	Donohoe, Sinead M	Irwin, Shane
Address	161 Cass Ave	67 Hedley St	162 Bright St	94 Helen St	47 Colby St	50 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	53 x 120	50 x 124	60 x 122	54 x 120	40 x 116
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1951 / 0	1949 / 0	1949 / 0	1954 / 0	1949 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	2	2	2	2	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	840	660	725
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 180
SFLA	660	660	880	840	660	725
Att/Det Gar Sqft	352		352	360	528	
Prior Land	$9,800					
Prior Total	$77,700					
Comp Land Estimate	$12,000	$12,000	$12,000	$14,000	$13,000	$10,000
Sale Date		10/19/2020	5/20/2020	9/17/2019	6/26/2019	4/28/2020
Sale Price		$116,000	$99,000	$118,000	$100,000	$93,000
Time Adj Sale Price		$116,000	$99,300	$120,800	$103,400	$93,500
TADJSP/SQFT		$175.76	$112.84	$143.81	$156.67	$128.97
Total Adj Factors	$38,800	$30,700	$40,900	$41,700	$36,100	$23,900
Adjusted Sale Price		$124,100	$97,200	$117,900	$106,100	$108,400
Comparable Estimate	$111,000 ($168.18/SFLA)					

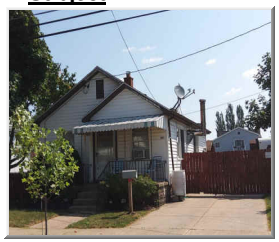
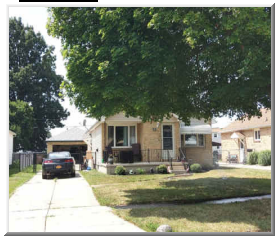
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-19	113.63-1-29	113.63-2-17	113.54-8-3	113.62-5-25	113.63-2-18
Owner	Richthammer, Scott D	Kocur, Scott M II	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Lelonek, Justin
Address	167 Cass Ave	219 Cass Ave	168 Bright St	32 Linden St	235 Aris Ave	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 124	55 x 124	50 x 124	54 x 123	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1950 / 0	1950 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	3	3	3	3	2
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	660	660	660	800	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 320	0 0	0 0	0 0
SFLA	990	990	990	998	990	880
Att/Det Gar Sqft	528	440	352	440	480	352
Prior Land	$10,800					
Prior Total	$71,500					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$11,000	$12,000
Sale Date		9/12/2019	12/30/2019	8/21/2020	8/30/2019	5/20/2020
Sale Price		$114,000	$112,000	$139,000	$125,000	$99,000
Time Adj Sale Price		$116,700	$113,500	$139,000	$128,400	$99,300
TADJSP/SQFT		$117.88	$114.65	$139.28	$129.70	$112.84
Total Adj Factors	$45,400	$46,400	$46,500	$45,500	$44,600	$40,900
Adjusted Sale Price		$115,700	$112,400	$138,900	$129,200	$103,800
Comparable Estimate	$120,000 ($121.21/SFLA)					

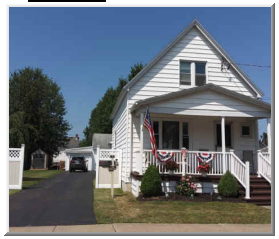
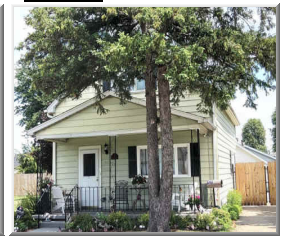
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-5	113.55-9-3	113.55-1-4	113.77-4-23	113.71-5-4	113.61-3-23
Owner	Dziamski, Carol	Fontanes, Raymond	Prusak, Shirley	Wayne, Alexis M	Squires, Clark E	Campbell, Errol T
Address	170 Cass Ave	30 Iroquois Ave	95 Mansion Ave	81 Alaska St	22 Nandale Dr	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	60 x 108	93 x 108	50 x 117	50 x 149	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1952 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air 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	2	2	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	1224	1124	1360	1176	1072	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1224	1124	1360	1176	1072	1306
Att/Det Gar Sqft	315	352	440	440	484	294
Prior Land	$14,900					
Prior Total	$96,000					
Comp Land Estimate	$17,000	$13,000	$16,000	$12,000	$13,000	$13,000
Sale Date		8/10/2020	3/18/2020	5/27/2020	10/8/2020	6/12/2020
Sale Price		$147,500	$145,000	$150,000	$155,000	$131,000
Time Adj Sale Price		$147,500	$146,000	$150,500	$155,000	$131,200
TADJSP/SQFT		$131.23	$107.35	$127.98	$144.59	$100.46
Total Adj Factors	$65,800	$57,800	$68,800	$60,000	$57,300	$76,900
Adjusted Sale Price		$155,500	$143,000	$156,300	$163,500	$120,100
Comparable Estimate	$148,000 ($120.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-20	113.62-5-11	113.70-5-4	113.63-2-17	113.70-4-24	113.78-4-4
Owner	Darling David S	Fuest, Lauren A	Walkow, Jacob	Duengfelder, Amy L	Rodriguez, Carlos A	Bailey, Matthew R
Address	173 Cass Ave	238 Cass Ave	180 Cass Ave	168 Bright St	209 Crisfield Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	90 x 124	50 x 124	48 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1947 / 0	1950 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	780	960	660	730	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 320	0 200	0 0
SFLA	1080	1110	1140	990	1060	1056
Att/Det Gar Sqft	638	352	294	352	294	
Prior Land	$9,800					
Prior Total	$76,100					
Comp Land Estimate	$12,000	$12,000	$17,000	$12,000	$11,000	$12,000
Sale Date		6/16/2020	12/18/2019	12/30/2019	1/31/2020	9/17/2020
Sale Price		$161,519	$145,000	$112,000	$122,000	$140,000
Time Adj Sale Price		$161,800	$146,900	$113,500	$123,200	$140,000
TADJSP/SQFT		$145.77	$128.86	$114.65	$116.23	$132.58
Total Adj Factors	$49,200	$48,500	$54,700	$46,500	$58,200	$42,600
Adjusted Sale Price		$162,500	$141,400	$116,200	$114,200	$146,600
Comparable Estimate	$136,000 ($125.93/SFLA)					

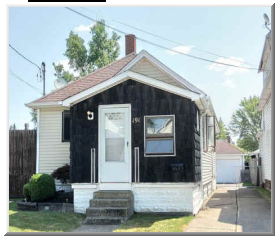
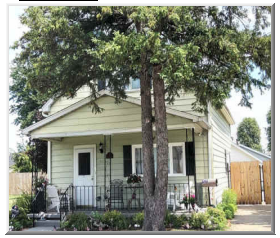
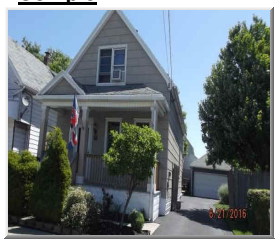
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.71-1-21	113.47-4-9	113.78-1-3	113.55-9-3	113.71-5-4	112.76-4-8
Owner	Lipinoga, Elaine M	Miller, Andrew J	Hofbauer, Nicolas	Fontanes, Raymond	Squires, Clark E	Marino, Jillian M
Address	179 Cass Ave	123 Kennedy Rd	43 Glidden St	30 Iroquois Ave	22 Nandale Dr	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 102	50 x 120	60 x 108	50 x 149	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1954 / 0	1952 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	0 / N	0 / N	0 / N	1 / 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 / 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	873	936	832	1124	1072	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 132	0 0	0 0	0 442
SFLA	873	936	832	1124	1072	884
Att/Det Gar Sqft	280	532	396	352	484	308
Prior Land	$8,900					
Prior Total	$80,200					
Comp Land Estimate	$11,000	$12,000	$12,000	$13,000	$13,000	$11,000
Sale Date		8/28/2020	4/30/2019	8/10/2020	10/8/2020	6/5/2020
Sale Price		$155,000	$121,250	$147,500	$155,000	$140,000
Time Adj Sale Price		$155,000	$126,100	$147,500	$155,000	$140,200
TADJSP/SQFT		$165.60	$151.56	$131.23	$144.59	$158.60
Total Adj Factors	$45,100	$52,300	$45,800	$57,800	$57,300	$47,700
Adjusted Sale Price		$147,800	$125,400	$134,800	$142,800	$137,600
Comparable Estimate	$138,000 ($158.08/SFLA)					

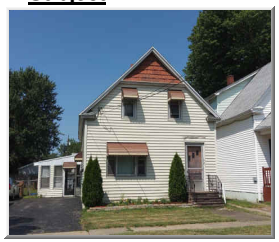
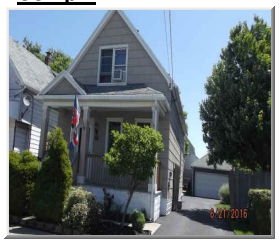
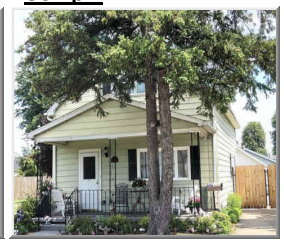
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-4	113.70-5-4	113.62-5-11	113.70-5-17	113.55-3-12	113.62-5-21
Owner	Walkow, Jacob	Walkow, Jacob	Fuest, Lauren A	Samuel, Brittany	Blum, Lauren E	Rose-Lindquist, Molly K
Address	180 Cass Ave	180 Cass Ave	238 Cass Ave	157 Aris Ave	64 Iroquois Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	90 x 124	50 x 124	55 x 119	59 x 108	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1950 / 0	1950 / 0	1947 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	960	960	780	924	720	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1140	1140	1110	1254	1080	1278
Att/Det Gar Sqft	294	294	352	440	528	352
Prior Land	$14,900					
Prior Total	$91,000					
Comp Land Estimate	$17,000	$17,000	$12,000	$13,000	$13,000	$11,000
Sale Date		12/18/2019	6/16/2020	10/16/2020	11/8/2019	9/16/2020
Sale Price		$145,000	$161,519	$115,000	$121,500	$139,000
Time Adj Sale Price		$146,900	$161,800	$115,000	$123,500	$139,000
TADJSP/SQFT		$128.86	$145.77	$91.71	$114.35	$108.76
Total Adj Factors	$54,700	$54,700	$48,500	$54,400	$50,400	$53,600
Adjusted Sale Price		$146,900	$168,000	$115,300	$127,800	$140,100
Comparable Estimate	$140,000 ($122.81/SFLA)					

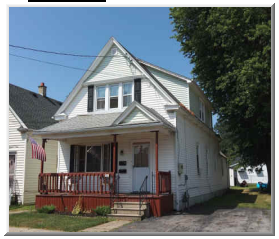
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-23	113.47-4-9	113.78-1-3	113.55-9-3	113.71-5-4	112.76-4-8
Owner	Bretherton, Nicholas	Miller, Andrew J	Hofbauer, Nicolas	Fontanes, Raymond	Squires, Clark E	Marino, Jillian M
Address	183 Cass Ave	123 Kennedy Rd	43 Glidden St	30 Iroquois Ave	22 Nandale Dr	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 102	50 x 120	60 x 108	50 x 149	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1954 / 0	1952 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	0 / N	0 / N	0 / N	1 / 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 / 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	700	936	832	1124	1072	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 132	0 0	0 0	0 442
SFLA	700	936	832	1124	1072	884
Att/Det Gar Sqft		532	396	352	484	308
Prior Land	$8,900					
Prior Total	$68,100					
Comp Land Estimate	$11,000	$12,000	$12,000	$13,000	$13,000	$11,000
Sale Date		8/28/2020	4/30/2019	8/10/2020	10/8/2020	6/5/2020
Sale Price		$155,000	$121,250	$147,500	$155,000	$140,000
Time Adj Sale Price		$155,000	$126,100	$147,500	$155,000	$140,200
TADJSP/SQFT		$165.60	$151.56	$131.23	$144.59	$158.60
Total Adj Factors	$35,900	$52,300	$45,800	$57,800	$57,300	$47,700
Adjusted Sale Price		$138,600	$116,200	$125,600	$133,600	$128,400
Comparable Estimate	$128,000 ($182.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-3	112.68-2-14	113.71-8-2	113.61-5-15	113.55-5-11	113.70-2-11
Owner	Uhle, Allen J	Niedbalski, Samantha L	Otamere, Trina D	Marone, Thomas	Jackson, Kathleen M	La Mond, Lisa
Address	186 Cass Ave	180 Rossler Ave	295 Parker St	118 Hedley St	97 Girard Ave	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	32 x 125	60 x 119	60 x 120	63 x 108	45 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1902 / 0	1900 / 0	1903 / 0	1927 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	2.0
Bedrooms	3	2	4	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1216	1176	1244	1240	1070	936
2nd Sty Area	0	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1670	1596	1343	1840	1520	1776
Att/Det Gar Sqft	708	396	528	528	399	440
Prior Land	$12,200					
Prior Total	$76,000					
Comp Land Estimate	$14,000	$8,000	$13,000	$13,000	$13,000	$11,000
Sale Date		10/14/2020	1/3/2020	4/10/2018	9/30/2019	6/23/2020
Sale Price		$131,840	$111,000	$115,000	$125,600	$110,800
Time Adj Sale Price		$131,800	$112,100	$127,100	$128,500	$111,000
TADJSP/SQFT		$82.58	$83.47	$69.08	$84.54	$62.50
Total Adj Factors	$54,800	$52,000	$47,400	$60,000	$48,100	$61,900
Adjusted Sale Price		$134,600	$119,500	$121,900	$135,200	$103,900
Comparable Estimate	$123,000 ($73.65/SFLA)					

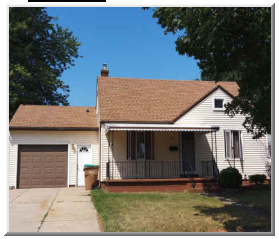
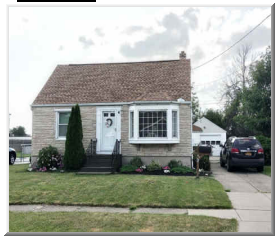
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-24	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	113.55-9-13
Owner	Hernandez, Robert C	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Crone, Scott E
Address	189 Cass Ave	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	90 x 109	75 x 100	72 x 107	38 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1915 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0	1920 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0	2.0
Bedrooms	5	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1202	1535	1065	1430	1100	1440
2nd Sty Area	0	0	0	0	1100	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1779	1993	1758	2145	2200	2520
Att/Det Gar Sqft	378	342	484	744	440	440
Prior Land	$12,200					
Prior Total	$86,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$9,000	$10,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020	12/30/2019
Sale Price		$155,000	$166,000	$168,000	$137,000	$134,999
Time Adj Sale Price		$157,600	$166,000	$186,800	$137,000	$136,800
TADJSP/SQFT		$79.08	$94.43	$87.09	$62.27	$54.29
Total Adj Factors	$75,300	$59,400	$76,000	$64,200	$39,600	$76,800
Adjusted Sale Price		$173,500	$165,300	$197,900	$172,700	$135,300
Comparable Estimate	$169,000 ($95/SFLA)					

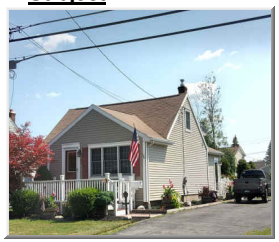
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-25	123.28-3-9	113.71-8-2	113.55-5-11	113.64-1-8	123.35-9-18
Owner	Blue, Michele M	Shaw, Ashley L	Otamere, Trina D	Jackson, Kathleen M	Nati, Kim Marie	Milburth, Robert Josepl
Address	191 Cass Ave	125 Meadowbrook Pkwy	295 Parker St	97 Girard Ave	72 Henry St	39 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	30 x 99	60 x 119	63 x 108	30 x 109	60 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1900 / 0	1927 / 0	1925 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
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	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.3	1.5	1.5	1.3
Bedrooms	2	3	4	3	4	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1043	920	1244	1070	1060	1084
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1043	989	1343	1520	1556	1351
Att/Det Gar Sqft	240		528	399	264	360
Prior Land	$11,300					
Prior Total	$67,700					
Comp Land Estimate	$14,000	$7,000	$13,000	$13,000	$7,200	$12,000
Sale Date		4/7/2020	1/3/2020	9/30/2019	4/26/2018	1/22/2019
Sale Price		$85,000	$111,000	$125,600	$83,000	$106,000
Time Adj Sale Price		$85,400	$112,100	$128,500	$91,800	$111,300
TADJSP/SQFT		$86.35	$83.47	$84.54	$59.00	$82.38
Total Adj Factors	$40,700	$26,400	$47,400	$48,100	$43,400	$43,600
Adjusted Sale Price		$99,700	$105,400	$121,100	$89,100	$108,400
Comparable Estimate	$105,000 ($100.67/SFLA)					

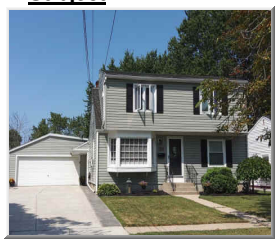
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-2	113.71-8-2	123.35-9-18	123.28-3-9	113.55-5-11	112.68-2-14
Owner	Senko, Roman W	Otamere, Trina D	Milburth, Robert Josepl	Shaw, Ashley L	Jackson, Kathleen M	Niedbalski, Samantha L
Address	192 Cass Ave	295 Parker St	39 Shanley St	125 Meadowbrook Pkwy	97 Girard Ave	180 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 119	60 x 100	30 x 99	63 x 108	32 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1915 / 0	1900 / 0	1914 / 0	1922 / 0	1927 / 0	1902 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.3	1.3	1.3	1.5	1.5
Bedrooms	3	4	2	3	3	2
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	4 Full 0
1st Sty Area	1034	1244	1084	920	1070	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1258	1343	1351	989	1520	1596
Att/Det Gar Sqft		528	360		399	396
Prior Land	$11,300					
Prior Total	$61,600					
Comp Land Estimate	$14,000	$13,000	$12,000	$7,000	$13,000	$8,000
Sale Date		1/3/2020	1/22/2019	4/7/2020	9/30/2019	10/14/2020
Sale Price		$111,000	$106,000	$85,000	$125,600	$131,840
Time Adj Sale Price		$112,100	$111,300	$85,400	$128,500	$131,800
TADJSP/SQFT		$83.47	$82.38	$86.35	$84.54	$82.58
Total Adj Factors	$38,700	$47,400	$43,600	$26,400	$48,100	$52,000
Adjusted Sale Price		$103,400	$106,400	$97,700	$119,100	$118,500
Comparable Estimate	$109,000 ($86.65/SFLA)					

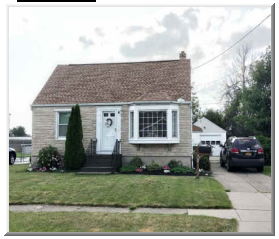
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.70-5-1	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	113.55-9-13
Owner	Surdej, Jason P	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Crone, Scott E
Address	194 Cass Ave	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	90 x 109	75 x 100	72 x 107	38 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1904 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0	2.0
Bedrooms	5	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1322	1535	1065	1430	1100	1440
2nd Sty Area	0	0	0	0	1100	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1612	1993	1758	2145	2200	2520
Att/Det Gar Sqft	324	342	484	744	440	440
Prior Land	$12,200					
Prior Total	$73,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$14,000	$9,000	$10,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020	12/30/2019
Sale Price		$155,000	$166,000	$168,000	$137,000	$134,999
Time Adj Sale Price		$157,600	$166,000	$186,800	$137,000	$136,800
TADJSP/SQFT		$79.08	$94.43	$87.09	$62.27	$54.29
Total Adj Factors	$47,700	$59,400	$76,000	$64,200	$39,600	$76,800
Adjusted Sale Price		$145,900	$137,700	$170,300	$145,100	$107,700
Comparable Estimate	$141,000 ($87.47/SFLA)					

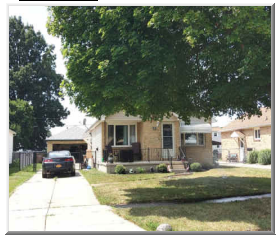
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-26	113.63-2-16	113.63-2-26	113.61-5-12	113.63-3-4	113.62-5-21
Owner	Atlas, Jeffery	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Kenney, Emily D	Rose-Lindquist, Molly K
Address	197 Cass Ave	174 Bright St	181 Garland Ave	134 Hedley St	225 Bright St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 124	55 x 124	60 x 120	45 x 123	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1.5	1.7	1.5	1.5	1.7	1.5
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1200	1020	1044	1050	953	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 352	0 0
SFLA	1530	1515	1374	1526	1667	1278
Att/Det Gar Sqft		320	384	484	484	352
Prior Land	$11,300					
Prior Total	$82,100					
Comp Land Estimate	$14,000	$12,000	$13,000	$13,000	$11,000	$11,000
Sale Date		7/1/2019	4/24/2020	11/6/2019	9/30/2019	9/16/2020
Sale Price		$132,500	$132,100	$129,900	$121,000	$139,000
Time Adj Sale Price		$136,500	$132,800	$132,100	$123,800	$139,000
TADJSP/SQFT		$90.10	$96.65	$86.57	$74.27	$108.76
Total Adj Factors	$58,200	$62,500	$53,700	$65,900	$66,800	$53,600
Adjusted Sale Price		$132,200	$137,300	$124,400	$115,200	$143,600
Comparable Estimate	$131,000 ($85.62/SFLA)					

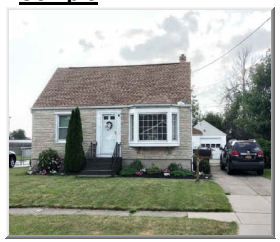
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-17	113.63-2-17	113.54-8-3	113.62-5-25	113.62-5-11	113.63-1-29
Owner	Clewell, Christopher L	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Fuest, Lauren A	Kocur, Scott M II
Address	204 Cass Ave	168 Bright St	32 Linden St	235 Aris Ave	238 Cass Ave	219 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 124	54 x 123	49 x 98	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	660	800	660	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 0	0 0	0 560
SFLA	990	990	998	990	1110	990
Att/Det Gar Sqft	280	352	440	480	352	440
Prior Land	$11,300					
Prior Total	$66,800					
Comp Land Estimate	$14,000	$12,000	$13,000	$11,000	$12,000	$13,000
Sale Date		12/30/2019	8/21/2020	8/30/2019	6/16/2020	9/12/2019
Sale Price		$112,000	$139,000	$125,000	$161,519	$114,000
Time Adj Sale Price		$113,500	$139,000	$128,400	$161,800	$116,700
TADJSP/SQFT		$114.65	$139.28	$129.70	$145.77	$117.88
Total Adj Factors	$44,800	$46,500	$45,500	$44,600	$48,500	$46,400
Adjusted Sale Price		$111,800	$138,300	$128,600	$158,100	$115,100
Comparable Estimate	$130,000 ($131.31/SFLA)					

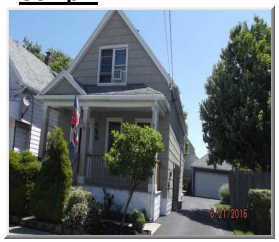
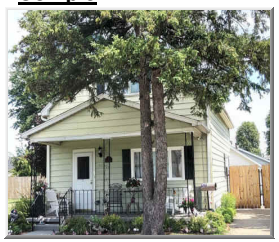
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-27	113.56-8-12	113.47-1-7	113.61-4-29.1	113.40-1-2	113.56-6-6
Owner	Mikulec, John W	Stellrecht, Heather	King, Nicholas D	Schlau, Annette L	Doromal, Rodolfo	Dick, Brendon R
Address	207 Cass Ave	29 Milsom Ave	192 Kennedy Rd	227 Alaska St	134 Patricia Ln	38 Starlite 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	85 x 124	60 x 102	60 x 120	88 x 117	52 x 102	50 x 102
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	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 1995	1993 / 0	1980 / 0	1987 / 0	1967 / 0	1963 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1162	1481	960	1560	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560	0 0
SFLA	1162	1481	960	1560	1120	1120
Att/Det Gar Sqft	352	473		480	308	308
Prior Land	$14,500					
Prior Total	$105,000					
Comp Land Estimate	$16,000	$12,000	$13,000	$16,000	$11,000	$11,000
Sale Date		3/6/2020	8/31/2020	10/17/2019	9/28/2020	7/2/2020
Sale Price		$157,500	$145,000	$160,000	$158,000	$145,000
Time Adj Sale Price		$158,600	$145,000	$163,200	$158,000	$145,000
TADJSP/SQFT		$107.09	$151.04	$104.62	$141.07	$129.46
Total Adj Factors	$70,700	$79,100	$48,100	$85,100	$59,700	$55,500
Adjusted Sale Price		$150,200	$167,600	$148,800	$169,000	$160,200
Comparable Estimate	$159,000 ($136.83/SFLA)					

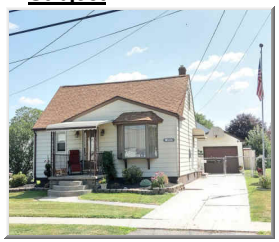
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-16	113.62-5-21	113.63-2-26	113.70-5-17	113.70-5-4	113.62-5-11
Owner	Kazmierczak, Jessica L	Rose-Lindquist, Molly K	Ras, Benita L	Samuel, Brittany	Walkow, Jacob	Fuest, Lauren A
Address	210 Cass Ave	221 Aris Ave	181 Garland Ave	157 Aris Ave	180 Cass Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	51 x 98	55 x 124	55 x 119	90 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1952 / 0	1950 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	757	948	1044	924	960	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1315	1278	1374	1254	1140	1110
Att/Det Gar Sqft	462	352	384	440	294	352
Prior Land	$12,200					
Prior Total	$95,000					
Comp Land Estimate	$14,000	$11,000	$13,000	$13,000	$17,000	$12,000
Sale Date		9/16/2020	4/24/2020	10/16/2020	12/18/2019	6/16/2020
Sale Price		$139,000	$132,100	$115,000	$145,000	$161,519
Time Adj Sale Price		$139,000	$132,800	$115,000	$146,900	$161,800
TADJSP/SQFT		$108.76	$96.65	$91.71	$128.86	$145.77
Total Adj Factors	$69,200	$53,600	$53,700	$54,400	$54,700	$48,500
Adjusted Sale Price		$154,600	$148,300	$129,800	$161,400	$182,500
Comparable Estimate	$155,000 ($117.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-28	113.63-2-17	113.54-8-3	113.62-5-25	113.63-1-29	113.62-5-11
Owner	Gulczewski, Kyle J	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Kocur, Scott M II	Fuest, Lauren A
Address	213 Cass Ave	168 Bright St	32 Linden St	235 Aris Ave	219 Cass Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	54 x 123	49 x 98	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	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	660	660	800	660	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 320	0 0	0 0	0 560	0 0
SFLA	990	990	998	990	990	1110
Att/Det Gar Sqft	280	352	440	480	440	352
Prior Land	$11,100					
Prior Total	$66,000					
Comp Land Estimate	$12,000	$12,000	$13,000	$11,000	$13,000	$12,000
Sale Date		12/30/2019	8/21/2020	8/30/2019	9/12/2019	6/16/2020
Sale Price		$112,000	$139,000	$125,000	$114,000	$161,519
Time Adj Sale Price		$113,500	$139,000	$128,400	$116,700	$161,800
TADJSP/SQFT		$114.65	$139.28	$129.70	$117.88	$145.77
Total Adj Factors	$43,500	$46,500	$45,500	$44,600	$46,400	$48,500
Adjusted Sale Price		$110,500	$137,000	$127,300	$113,800	$156,800
Comparable Estimate	$129,000 ($130.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-15	113.47-4-9	113.55-9-3	113.71-5-4	112.76-4-8	113.63-1-33
Owner	Pohlman Amy	Miller, Andrew J	Fontanes, Raymond	Squires, Clark E	Marino, Jillian M	Depczynski, William
Address	216 Cass Ave	123 Kennedy Rd	30 Iroquois Ave	22 Nandale Dr	114 Claude Dr	239 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 102	60 x 108	50 x 149	50 x 100	45 x 124
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	1952 / 0	1949 / 0	1952 / 0	1955 / 0	1958 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	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	920	936	1124	1072	884	673
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 442	0 0
SFLA	920	936	1124	1072	884	1036
Att/Det Gar Sqft	242	532	352	484	308	308
Prior Land	$12,200					
Prior Total	$59,000					
Comp Land Estimate	$14,000	$12,000	$13,000	$13,000	$11,000	$11,000
Sale Date		8/28/2020	8/10/2020	10/8/2020	6/5/2020	5/11/2018
Sale Price		$155,000	$147,500	$155,000	$140,000	$106,000
Time Adj Sale Price		$155,000	$147,500	$155,000	$140,200	$116,500
TADJSP/SQFT		$165.60	$131.23	$144.59	$158.60	$112.45
Total Adj Factors	$59,600	$52,300	$57,800	$57,300	$47,700	$51,700
Adjusted Sale Price		$162,300	$149,300	$157,300	$152,100	$124,400
Comparable Estimate	$149,000 ($161.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-29	113.63-1-29	113.63-2-17	113.54-8-3	113.62-5-25	113.62-5-11
Owner	Kocur, Scott M II	Kocur, Scott M II	Duengfelder, Amy L	Plante, Anjolie R	Merlino, Dallas T	Fuest, Lauren A
Address	219 Cass Ave	219 Cass Ave	168 Bright St	32 Linden St	235 Aris Ave	238 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 124	55 x 124	50 x 124	54 x 123	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1950 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	660	660	800	660	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 560	0 320	0 0	0 0	0 0
SFLA	990	990	990	998	990	1110
Att/Det Gar Sqft	440	440	352	440	480	352
Prior Land	$10,800					
Prior Total	$72,100					
Comp Land Estimate	$13,000	$13,000	$12,000	$13,000	$11,000	$12,000
Sale Date		9/12/2019	12/30/2019	8/21/2020	8/30/2019	6/16/2020
Sale Price		$114,000	$112,000	$139,000	$125,000	$161,519
Time Adj Sale Price		$116,700	$113,500	$139,000	$128,400	$161,800
TADJSP/SQFT		$117.88	$114.65	$139.28	$129.70	$145.77
Total Adj Factors	$46,400	$46,400	$46,500	$45,500	$44,600	$48,500
Adjusted Sale Price		$116,700	$113,400	$139,900	$130,200	$159,700
Comparable Estimate	$132,000 ($133.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-14	113.71-8-2	112.68-2-14	113.61-5-15	123.35-9-18	113.55-5-11
Owner	Wilson, Jordan D	Otamere, Trina D	Niedbalski, Samantha L	Marone, Thomas	Milburth, Robert Josepl	Jackson, Kathleen M
Address	220 Cass Ave	295 Parker St	180 Rossler Ave	118 Hedley St	39 Shanley St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 119	32 x 125	60 x 120	60 x 100	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1903 / 0	1914 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.3	1.5
Bedrooms	4	4	2	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	890	1244	1176	1240	1084	1070
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1278	1343	1596	1840	1351	1520
Att/Det Gar Sqft	528	528	396	528	360	399
Prior Land	$11,300					
Prior Total	$65,300					
Comp Land Estimate	$14,000	$13,000	$8,000	$13,000	$12,000	$13,000
Sale Date		1/3/2020	10/14/2020	4/10/2018	1/22/2019	9/30/2019
Sale Price		$111,000	$131,840	$115,000	$106,000	$125,600
Time Adj Sale Price		$112,100	$131,800	$127,100	$111,300	$128,500
TADJSP/SQFT		$83.47	$82.58	$69.08	$82.38	$84.54
Total Adj Factors	$43,200	$47,400	$52,000	$60,000	$43,600	$48,100
Adjusted Sale Price		$107,900	$123,000	$110,300	$110,900	$123,600
Comparable Estimate	$115,000 ($89.98/SFLA)					

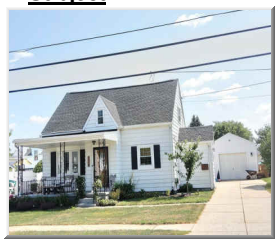
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-30	113.63-2-16	113.63-2-26	113.61-5-12	113.70-5-10.1	113.62-5-21
Owner	Salonek Gregory B & W	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Kania, Michael J	Rose-Lindquist, Molly K
Address	225 Cass Ave	174 Bright St	181 Garland Ave	134 Hedley St	136 Cass Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	55 x 124	60 x 120	95 x 124	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1950 / 0	1950 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1210	1020	1044	1050	1034	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 0	0 0
SFLA	1555	1515	1374	1526	1551	1278
Att/Det Gar Sqft	280	320	384	484	368	352
Prior Land	$9,800					
Prior Total	$94,400					
Comp Land Estimate	$12,000	$12,000	$13,000	$13,000	$17,000	$11,000
Sale Date		7/1/2019	4/24/2020	11/6/2019	8/1/2018	9/16/2020
Sale Price		$132,500	$132,100	$129,900	$127,500	$139,000
Time Adj Sale Price		$136,500	$132,800	$132,100	$137,800	$139,000
TADJSP/SQFT		$90.10	$96.65	$86.57	$88.85	$108.76
Total Adj Factors	$66,200	$62,500	$53,700	$65,900	$67,900	$53,600
Adjusted Sale Price		$140,200	$145,300	$132,400	$136,100	$151,600
Comparable Estimate	$141,000 ($90.68/SFLA)					

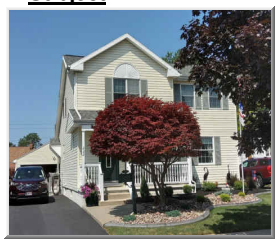
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-13	113.70-5-20	113.62-5-11	113.62-5-21	113.70-4-24	113.78-4-4
Owner	Cook, Cameron	Begum, Zahera	Fuest, Lauren A	Rose-Lindquist, Molly K	Rodriguez, Carlos A	Bailey, Matthew R
Address	226 Cass Ave	173 Aris Ave	238 Cass Ave	221 Aris Ave	209 Crisfield Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	60 x 98	50 x 124	51 x 98	48 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1956 / 0	1950 / 0	1952 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	820	768	780	948	730	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 72	0 0	0 0	0 200	0 0
SFLA	1150	1152	1110	1278	1060	1056
Att/Det Gar Sqft	506	400	352	352	294	
Prior Land	$11,100					
Prior Total	$78,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$11,000	$12,000
Sale Date		10/31/2019	6/16/2020	9/16/2020	1/31/2020	9/17/2020
Sale Price		$135,500	$161,519	$139,000	$122,000	$140,000
Time Adj Sale Price		$138,200	$161,800	$139,000	$123,200	$140,000
TADJSP/SQFT		$119.97	$145.77	$108.76	$116.23	$132.58
Total Adj Factors	$52,300	$53,100	$48,500	$53,600	$58,200	$42,600
Adjusted Sale Price		$137,400	$165,600	$137,700	$117,300	$149,700
Comparable Estimate	$142,000 ($123.48/SFLA)					

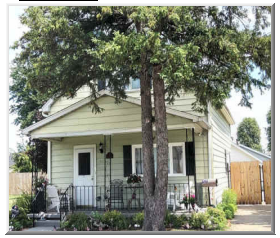
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

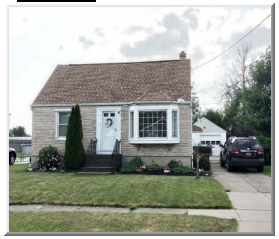
Roll Year: 2021

Option : 120_ENPM_OPTIONS

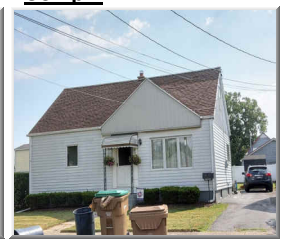
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-31	113.70-5-20	113.62-5-11	113.62-5-21	113.70-4-24	113.70-5-17
Owner	Letizia, Katelyn Margare	Begum, Zahera	Fuest, Lauren A	Rose-Lindquist, Molly K	Rodriguez, Carlos A	Samuel, Brittany
Address	229 Cass Ave	173 Aris Ave	238 Cass Ave	221 Aris Ave	209 Crisfield Ave	157 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	60 x 98	50 x 124	51 x 98	48 x 114	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1950 / 0	1952 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	860	768	780	948	730	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 72	0 0	0 0	0 200	0 0
SFLA	1182	1152	1110	1278	1060	1254
Att/Det Gar Sqft	280	400	352	352	294	440
Prior Land	$12,200					
Prior Total	$78,000					
Comp Land Estimate	$14,000	$12,000	$12,000	$11,000	$11,000	$13,000
Sale Date		10/31/2019	6/16/2020	9/16/2020	1/31/2020	10/16/2020
Sale Price		$135,500	$161,519	$139,000	$122,000	$115,000
Time Adj Sale Price		$138,200	$161,800	$139,000	$123,200	$115,000
TADJSP/SQFT		$119.97	$145.77	$108.76	$116.23	$91.71
Total Adj Factors	$50,300	$53,100	$48,500	$53,600	$58,200	$54,400
Adjusted Sale Price		$135,400	$163,600	$135,700	$115,300	$110,900
Comparable Estimate	$132,000 ($111.68/SFLA)					

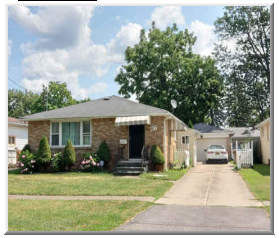
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-12	113.63-3-4	113.70-3-9	113.70-2-11	113.63-2-16	113.61-5-12
Owner	Stolinski, Alfred H	Kenney, Emily D	Wisniewski, Nicholas	La Mond, Lisa	Bowers, Amanda E	Whitaker, Carrie L
Address	232 Cass Ave	225 Bright St	206 Crisfield Ave	1368 Harlem Rd	174 Bright St	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	45 x 123	48 x 114	45 x 120	50 x 124	60 x 120
Building Style	05 Colonial	04 Cape cod	04 Cape cod	08 Old style	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1948 / 0	1952 / 0	1937 / 0	1950 / 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 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.7	1.7	2.0	1.7	1.5
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1080	953	930	936	1020	1050
2nd Sty Area	660	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 0	0 470
SFLA	1740	1667	1627	1776	1515	1526
Att/Det Gar Sqft	440	484	352	440	320	484
Prior Land	$9,800					
Prior Total	$116,200					
Comp Land Estimate	$12,000	$11,000	$11,000	$11,000	$12,000	$13,000
Sale Date		9/30/2019	3/22/2019	6/23/2020	7/1/2019	11/6/2019
Sale Price		$121,000	$170,000	$110,800	$132,500	$129,900
Time Adj Sale Price		$123,800	$177,400	$111,000	$136,500	$132,100
TADJSP/SQFT		$74.27	$109.04	$62.50	$90.10	$86.57
Total Adj Factors	$67,800	$66,800	$80,000	$61,900	$62,500	$65,900
Adjusted Sale Price		$124,800	$165,200	$116,900	$141,800	$134,000
Comparable Estimate	$137,000 ($78.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-32	113.70-2-11	113.55-10-10.1	113.55-5-11	113.63-4-17	113.64-1-8
Owner	Junik Douglas E	La Mond, Lisa	Brice, Tiona-Meche	Jackson, Kathleen M	Maple Leaf Capital Corp	Nati, Kim Marie
Address	237 Cass Ave	1368 Harlem Rd	27 Peoria Ave	97 Girard Ave	164 Helen St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	45 x 120	90 x 108	63 x 108	68 x 122	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1937 / 0	1945 / 0	1927 / 0	1950 / 0	1925 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5	1.5
Bedrooms	3	3	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1274	936	1008	1070	1248	1060
2nd Sty Area	0	840	1008	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280	0 0
SFLA	1838	1776	2016	1520	1998	1556
Att/Det Gar Sqft		440	528	399	484	264
Prior Land	$11,300					
Prior Total	$79,200					
Comp Land Estimate	$14,000	$11,000	$16,000	$13,000	$14,000	$7,200
Sale Date		6/23/2020	12/17/2018	9/30/2019	2/15/2018	4/26/2018
Sale Price		$110,800	$110,000	$125,600	$105,000	$83,000
Time Adj Sale Price		$111,000	$116,200	$128,500	$117,400	$91,800
TADJSP/SQFT		$62.50	$57.64	$84.54	$58.76	$59.00
Total Adj Factors	$52,600	$61,900	$69,500	$48,100	$89,300	$43,400
Adjusted Sale Price		$101,700	$99,300	$133,000	$80,700	$101,000
Comparable Estimate	$103,000 ($56.04/SFLA)					

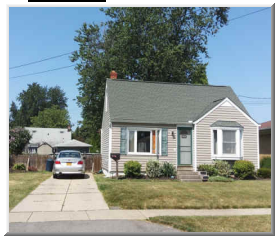
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-11	113.62-5-11	113.54-8-3	113.70-5-4	113.62-5-25	113.62-5-21
Owner	Fuest, Lauren A	Fuest, Lauren A	Plante, Anjolie R	Walkow, Jacob	Merlino, Dallas T	Rose-Lindquist, Molly K
Address	238 Cass Ave	238 Cass Ave	32 Linden St	180 Cass Ave	235 Aris Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	50 x 124	54 x 123	90 x 124	49 x 98	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1947 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	780	780	800	960	660	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1110	1110	998	1140	990	1278
Att/Det Gar Sqft	352	352	440	294	480	352
Prior Land	$11,100					
Prior Total	$83,000					
Comp Land Estimate	$12,000	$12,000	$13,000	$17,000	$11,000	$11,000
Sale Date		6/16/2020	8/21/2020	12/18/2019	8/30/2019	9/16/2020
Sale Price		$161,519	$139,000	$145,000	$125,000	$139,000
Time Adj Sale Price		$161,800	$139,000	$146,900	$128,400	$139,000
TADJSP/SQFT		$145.77	$139.28	$128.86	$129.70	$108.76
Total Adj Factors	$48,500	$48,500	$45,500	$54,700	$44,600	$53,600
Adjusted Sale Price		$161,800	$142,000	$140,700	$132,300	$133,900
Comparable Estimate	$142,000 ($127.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-33	113.47-4-9	113.78-1-3	113.55-9-3	113.63-1-33	112.76-4-8
Owner	Depczynski William	Miller, Andrew J	Hofbauer, Nicolas	Fontanes, Raymond	Depczynski, William	Marino, Jillian M
Address	239 Cass Ave	123 Kennedy Rd	43 Glidden St	30 Iroquois Ave	239 Cass Ave	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 102	50 x 120	60 x 108	45 x 124	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1949 / 0	1954 / 0	1952 / 0	1951 / 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 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	2	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	673	936	832	1124	673	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 132	0 0	0 0	0 442
SFLA	673	936	832	1124	1036	884
Att/Det Gar Sqft	308	532	396	352	308	308
Prior Land	$8,900					
Prior Total	$71,500					
Comp Land Estimate	$11,000	$12,000	$12,000	$13,000	$11,000	$11,000
Sale Date		8/28/2020	4/30/2019	8/10/2020	5/11/2018	6/5/2020
Sale Price		$155,000	$121,250	$147,500	$106,000	$140,000
Time Adj Sale Price		$155,000	$126,100	$147,500	$116,500	$140,200
TADJSP/SQFT		$165.60	$151.56	$131.23	$112.45	$158.60
Total Adj Factors	$30,100	$52,300	$45,800	$57,800	$51,700	$47,700
Adjusted Sale Price		$132,800	$110,400	$119,800	$94,900	$122,600
Comparable Estimate	$116,000 ($172.36/SFLA)					

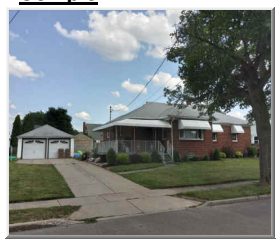
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-34	113.62-5-21	113.70-5-17	113.62-5-11	113.61-4-24	113.63-2-26
Owner	Delzer James M & Mary	Rose-Lindquist, Molly K	Samuel, Brittany	Fuest, Lauren A	Toledo-Castro, Oudaliz	Ras, Benita L
Address	245 Cass Ave	221 Aris Ave	157 Aris Ave	238 Cass Ave	205 Alaska St	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	51 x 98	55 x 119	50 x 124	45 x 117	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1950 / 0	1951 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	900	948	924	780	825	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1230	1278	1254	1110	1221	1374
Att/Det Gar Sqft	308	352	440	352		384
Prior Land	$10,400					
Prior Total	$79,000					
Comp Land Estimate	$11,000	$11,000	$13,000	$12,000	$11,000	$13,000
Sale Date		9/16/2020	10/16/2020	6/16/2020	8/31/2020	4/24/2020
Sale Price		$139,000	$115,000	$161,519	$115,000	$132,100
Time Adj Sale Price		$139,000	$115,000	$161,800	$115,000	$132,800
TADJSP/SQFT		$108.76	$91.71	$145.77	$94.19	$96.65
Total Adj Factors	$47,800	$53,600	$54,400	$48,500	$27,700	$53,700
Adjusted Sale Price		$133,200	$108,400	$161,100	$135,100	$126,900
Comparable Estimate	$133,000 ($108.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-9	113.61-3-23	113.77-4-23	113.55-9-3	113.55-1-4	113.56-7-29
Owner	Whalley Robert E & San	Campbell, Errol T	Wayne, Alexis M	Fontanes, Raymond	Prusak, Shirley	Geyer, Craig
Address	246 Cass Ave	195 Medina St	81 Alaska St	30 Iroquois Ave	95 Mansion Ave	57 St Felix 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 117	50 x 117	60 x 108	93 x 108	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1958 / 0	1952 / 0	1952 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 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	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	1267	1306	1176	1124	1360	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 1000
SFLA	1267	1306	1176	1124	1360	1176
Att/Det Gar Sqft	352	294	440	352	440	440
Prior Land	$10,400					
Prior Total	$83,000					
Comp Land Estimate	$11,000	$13,000	$12,000	$13,000	$16,000	$11,000
Sale Date		6/12/2020	5/27/2020	8/10/2020	3/18/2020	10/2/2020
Sale Price		$131,000	$150,000	$147,500	$145,000	$162,000
Time Adj Sale Price		$131,200	$150,500	$147,500	$146,000	$162,000
TADJSP/SQFT		$100.46	$127.98	$131.23	$107.35	$137.76
Total Adj Factors	$58,100	$76,900	$60,000	$57,800	$68,800	$61,600
Adjusted Sale Price		$112,400	$148,600	$147,800	$135,300	$158,500
Comparable Estimate	$141,000 ($111.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-35	113.55-9-3	113.71-5-4	113.47-4-9	113.63-1-33	113.47-4-13
Owner	Krzykowski, Alycia	Fontanes, Raymond	Squires, Clark E	Miller, Andrew J	Depczynski, William	Hurley, Carolyn J
Address	251 Cass Ave	30 Iroquois Ave	22 Nandale Dr	123 Kennedy Rd	239 Cass Ave	147 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 108	50 x 149	60 x 102	45 x 124	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1952 / 0	1955 / 0	1949 / 0	1951 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1102	1124	1072	936	673	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 0
SFLA	1102	1124	1072	936	1036	1120
Att/Det Gar Sqft	294	352	484	532	308	352
Prior Land	$8,900					
Prior Total	$83,100					
Comp Land Estimate	$11,000	$13,000	$13,000	$12,000	$11,000	$11,000
Sale Date		8/10/2020	10/8/2020	8/28/2020	5/11/2018	10/21/2020
Sale Price		$147,500	$155,000	$155,000	$106,000	$135,000
Time Adj Sale Price		$147,500	$155,000	$155,000	$116,500	$135,000
TADJSP/SQFT		$131.23	$144.59	$165.60	$112.45	$120.54
Total Adj Factors	$53,100	$57,800	$57,300	$52,300	$51,700	$55,800
Adjusted Sale Price		$142,800	$150,800	$155,800	$117,900	$132,300
Comparable Estimate	$140,000 ($127.04/SFLA)					

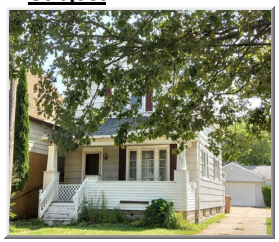
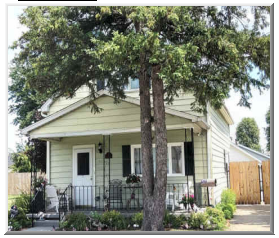
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-8	113.54-8-3	113.63-1-29	113.62-5-11	113.62-5-25	113.63-2-17
Owner	Kowal, Wayne A	Plante, Anjolie R	Kocur, Scott M II	Fuest, Lauren A	Merlino, Dallas T	Duengfelder, Amy L
Address	254 Cass Ave	32 Linden St	219 Cass Ave	238 Cass Ave	235 Aris Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	54 x 123	55 x 124	50 x 124	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	674	800	660	780	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 0	0 320
SFLA	1004	998	990	1110	990	990
Att/Det Gar Sqft		440	440	352	480	352
Prior Land	$11,300					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$13,000	$13,000	$12,000	$11,000	$12,000
Sale Date		8/21/2020	9/12/2019	6/16/2020	8/30/2019	12/30/2019
Sale Price		$139,000	$114,000	$161,519	$125,000	$112,000
Time Adj Sale Price		$139,000	$116,700	$161,800	$128,400	$113,500
TADJSP/SQFT		$139.28	$117.88	$145.77	$129.70	$114.65
Total Adj Factors	$41,600	$45,500	$46,400	$48,500	$44,600	$46,500
Adjusted Sale Price		$135,100	$111,900	$154,900	$125,400	$108,600
Comparable Estimate	$127,000 ($126.49/SFLA)					

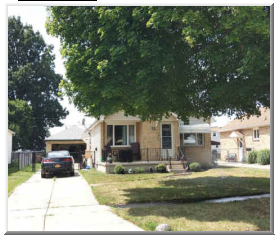
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

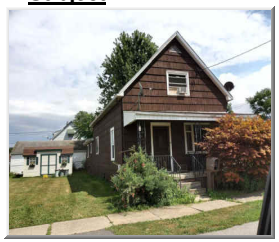
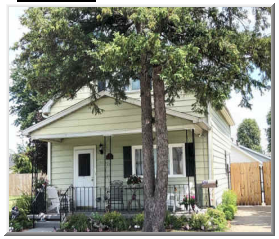
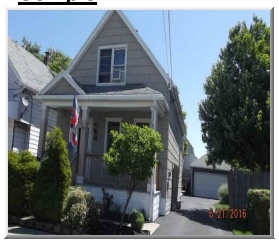
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-36	113.55-9-3	113.71-5-4	113.55-1-4	113.47-4-9	113.77-4-23
Owner	Schultz, Patricia	Fontanes, Raymond	Squires, Clark E	Prusak, Shirley	Miller, Andrew J	Wayne, Alexis M
Address	255 Cass Ave	30 Iroquois Ave	22 Nandale Dr	95 Mansion Ave	123 Kennedy Rd	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 124	60 x 108	50 x 149	93 x 108	60 x 102	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1952 / 0	1955 / 0	1952 / 0	1949 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	1172	1124	1072	1360	936	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 0
SFLA	1172	1124	1072	1360	936	1176
Att/Det Gar Sqft	315	352	484	440	532	440
Prior Land	$10,400					
Prior Total	$85,000					
Comp Land Estimate	$11,000	$13,000	$13,000	$16,000	$12,000	$12,000
Sale Date		8/10/2020	10/8/2020	3/18/2020	8/28/2020	5/27/2020
Sale Price		$147,500	$155,000	$145,000	$155,000	$150,000
Time Adj Sale Price		$147,500	$155,000	$146,000	$155,000	$150,500
TADJSP/SQFT		$131.23	$144.59	$107.35	$165.60	$127.98
Total Adj Factors	$56,800	$57,800	$57,300	$68,800	$52,300	$60,000
Adjusted Sale Price		$146,500	$154,500	$134,000	$159,500	$147,300
Comparable Estimate	$148,000 ($126.28/SFLA)					

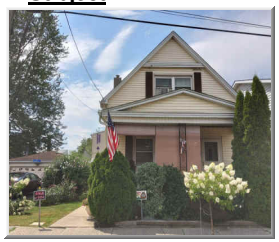
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-7	113.69-3-26	113.55-1-4	113.61-3-23	113.55-9-3	113.77-5-16
Owner	Kenner, Bruce A	Branka, Steven	Prusak, Shirley	Campbell, Errol T	Fontanes, Raymond	Shaw, Joshua K
Address	260 Cass Ave	149 Medina St	95 Mansion Ave	195 Medina St	30 Iroquois Ave	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	65 x 117	93 x 108	60 x 117	60 x 108	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1952 / 0	1957 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	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	1556	1452	1360	1306	1124	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1556	1452	1360	1306	1124	1300
Att/Det Gar Sqft	532	576	440	294	352	440
Prior Land	$14,900					
Prior Total	$109,000					
Comp Land Estimate	$17,000	$14,000	$16,000	$13,000	$13,000	$14,000
Sale Date		12/2/2019	3/18/2020	6/12/2020	8/10/2020	8/2/2019
Sale Price		$124,500	$145,000	$131,000	$147,500	$120,900
Time Adj Sale Price		$126,200	$146,000	$131,200	$147,500	$124,100
TADJSP/SQFT		$86.91	$107.35	$100.46	$131.23	$95.46
Total Adj Factors	$83,300	$71,800	$68,800	$76,900	$57,800	$63,700
Adjusted Sale Price		$137,700	$160,500	$137,600	$173,000	$143,700
Comparable Estimate	$151,000 ($97.04/SFLA)					

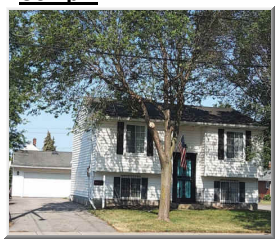
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-37	113.55-9-13	113.54-5-1.1	113.64-2-8	123.36-5-29.11	113.47-5-2
Owner	Wyzykowski Roy M	Crone, Scott E	Bahuga, Nabyo Joseph	Prible, Stacey Lin	Kaneza, John	Hartmann, Robert P Jr
Address	261 Cass Ave	35 Wabash Ave	92 Mansion Ave	88 Edmund St	57 Willowlawn Pkwy	130 Kennedy 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	40 x 108	72 x 107	90 x 109	38 x 100	95 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1920 / 0	1911 / 0	1907 / 0	1922 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	1 No central No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.7	2.0	1.7
Bedrooms	4	4	3	4	4	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1456	1440	1430	1535	1100	1402
2nd Sty Area	660	1080	0	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2116	2520	2145	1993	2200	2243
Att/Det Gar Sqft		440	744	342	440	484
Prior Land	$12,200					
Prior Total	$82,000					
Comp Land Estimate	$14,000	$10,000	$14,000	$16,000	$9,000	$16,000
Sale Date		12/30/2019	3/1/2018	11/8/2019	10/9/2020	12/9/2019
Sale Price		$134,999	$168,000	$155,000	$137,000	$153,060
Time Adj Sale Price		$136,800	$186,800	$157,600	$137,000	$155,100
TADJSP/SQFT		$54.29	$87.09	$79.08	$62.27	$69.15
Total Adj Factors	$62,000	$76,800	$64,200	$59,400	$39,600	$72,700
Adjusted Sale Price		$122,000	$184,600	$160,200	$159,400	$144,400
Comparable Estimate	$154,000 ($72.78/SFLA)					

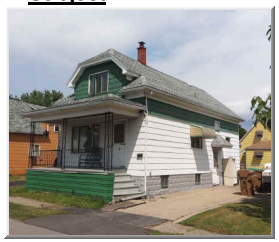
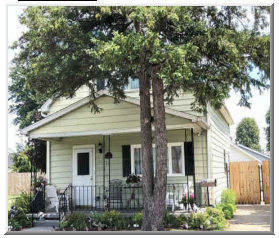
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-1-38	113.55-5-11	123.28-3-9	113.64-1-8	113.71-8-2	113.70-2-11
Owner	Rizzo, Thomas W	Jackson, Kathleen M	Shaw, Ashley L	Nati, Kim Marie	Otamere, Trina D	La Mond, Lisa
Address	267 Cass Ave	97 Girard Ave	125 Meadowbrook Pkw	72 Henry St	295 Parker St	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	63 x 108	30 x 99	30 x 109	60 x 119	45 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	1927 / 0	1927 / 0	1922 / 0	1925 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.3	2.0
Bedrooms	2	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1146	1070	920	1060	1244	936
2nd Sty Area	0	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1146	1520	989	1556	1343	1776
Att/Det Gar Sqft	990	399		264	528	440
Prior Land	$12,200					
Prior Total	$73,000					
Comp Land Estimate	$14,000	$13,000	$7,000	$7,200	$13,000	$11,000
Sale Date		9/30/2019	4/7/2020	4/26/2018	1/3/2020	6/23/2020
Sale Price		$125,600	$85,000	$83,000	$111,000	$110,800
Time Adj Sale Price		$128,500	$85,400	$91,800	$112,100	$111,000
TADJSP/SQFT		$84.54	$86.35	$59.00	$83.47	$62.50
Total Adj Factors	$52,300	$48,100	$26,400	$43,400	$47,400	$61,900
Adjusted Sale Price		$132,700	$111,300	$100,700	$117,000	$101,400
Comparable Estimate	$113,000 ($98.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-6	113.71-5-4	113.55-9-3	113.47-4-9	113.69-4-1	112.76-4-20
Owner	US Bank Trust NA	Squires, Clark E	Fontanes, Raymond	Miller, Andrew J	Wilson, Amanda	Karki, Deo N
Address	268 Cass Ave	22 Nandale Dr	30 Iroquois Ave	123 Kennedy Rd	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	50 x 149	60 x 108	60 x 102	35 x 125	50 x 100
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	1955 / 0	1955 / 0	1952 / 0	1949 / 0	1964 / 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 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	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	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	982	1072	1124	936	1020	1012
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 0
SFLA	982	1072	1124	936	1020	1012
Att/Det Gar Sqft	220	484	352	532	300	352
Prior Land	$11,300					
Prior Total	$85,800					
Comp Land Estimate	$14,000	$13,000	$13,000	$12,000	$9,000	$11,000
Sale Date		10/8/2020	8/10/2020	8/28/2020	4/11/2020	10/16/2020
Sale Price		$155,000	$147,500	$155,000	$115,000	$134,900
Time Adj Sale Price		$155,000	$147,500	$155,000	$115,600	$134,900
TADJSP/SQFT		$144.59	$131.23	$165.60	$113.33	$133.30
Total Adj Factors	$52,800	$57,300	$57,800	$52,300	$51,200	$52,300
Adjusted Sale Price		$150,500	$142,500	$155,500	$117,200	$135,400
Comparable Estimate	$140,000 ($142.57/SFLA)					

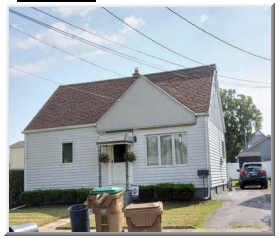
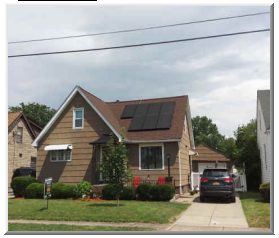
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-30	112.68-2-14	113.55-5-11	123.35-9-18	123.28-3-9	123.36-4-1
Owner	Anticola, Gerald N	Niedbalski, Samantha L	Jackson, Kathleen M	Milburth, Robert Josepl	Shaw, Ashley L	Silver, Danielle Nicolle
Address	61 Charles St	180 Rossler Ave	97 Girard Ave	39 Shanley St	125 Meadowbrook Pkw	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	32 x 125	63 x 108	60 x 100	30 x 99	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1919 / 0	1902 / 0	1927 / 0	1914 / 0	1922 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.3	1.5
Bedrooms	4	2	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1232	1176	1070	1084	920	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1482	1596	1520	1351	989	1480
Att/Det Gar Sqft	240	396	399	360		
Prior Land	$6,900					
Prior Total	$56,800					
Comp Land Estimate	$10,000	$8,000	$13,000	$12,000	$7,000	$7,000
Sale Date		10/14/2020	9/30/2019	1/22/2019	4/7/2020	7/13/2018
Sale Price		$131,840	$125,600	$106,000	$85,000	$112,000
Time Adj Sale Price		$131,800	$128,500	$111,300	$85,400	$121,800
TADJSP/SQFT		$82.58	$84.54	$82.38	$86.35	$82.30
Total Adj Factors	$27,600	$52,000	$48,100	$43,600	$26,400	$44,200
Adjusted Sale Price		$107,400	$108,000	$95,300	$86,600	$105,200
Comparable Estimate	$101,000 ($68.15/SFLA)					

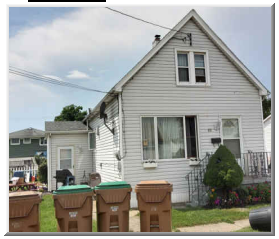
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-10	112.67-5-4	123.36-5-29.11	113.47-5-2	123.28-5-13	113.55-9-13
Owner	Rozek, Bernadette M	Montes, Brian	Kaneza, John	Hartmann, Robert P Jr	Contrino, Kathy A	Crone, Scott E
Address	68 Charles St	344 Pleasant Pkwy	57 Willowlawn Pkwy	130 Kennedy Rd	97 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 72	50 x 159	38 x 100	95 x 108	75 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1922 / 0	1940 / 0	1927 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 110	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	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.7	2.0
Bedrooms	5	5	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1430	1188	1100	1402	1065	1440
2nd Sty Area	235	990	1100	0	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2178	2200	2243	1758	2520
Att/Det Gar Sqft	462		440	484	484	440
Prior Land	$10,200					
Prior Total	$83,100					
Comp Land Estimate	$10,000	$14,000	$9,000	$16,000	$14,000	$10,000
Sale Date		9/18/2018	10/9/2020	12/9/2019	9/26/2020	12/30/2019
Sale Price		$128,600	$137,000	$153,060	$166,000	$134,999
Time Adj Sale Price		$138,200	$137,000	$155,100	$166,000	$136,800
TADJSP/SQFT		$63.45	$62.27	$69.15	$94.43	$54.29
Total Adj Factors	$61,100	$52,500	$39,600	$72,700	$76,000	$76,800
Adjusted Sale Price		$146,800	$158,500	$143,500	$151,100	$121,100
Comparable Estimate	$144,000 ($63.66/SFLA)					

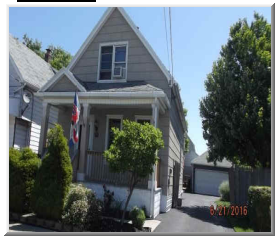
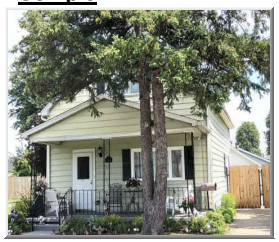
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-9	113.61-4-29.1	113.79-3-1	113.20-5-18	113.70-2-1	114.17-6-20
Owner	Rogers, Annette	Schlau, Annette L	Binko, Richard S	Mohamed, Mushtaq A	Robbins, Michael A	Hajiskari, Parker E
Address	72 Charles St	227 Alaska St	117 Cayuga Creek Rd	121 Groell Ave	1420 Harlem Rd	63 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	122	124	120	124
School Code	143009	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 72	88 x 117	91 x 436	115 x 140	60 x 120	65 x 194
Building Style	05 Colonial	01 Ranch	05 Colonial	05 Colonial	02 Raised ranch	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	1987 / 0	1996 / 0	1987 / 0	1985 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	1.0	2.0	2.0	1.0	2.0
Bedrooms	3	3	3	4	2	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	1560	846	1018	820	934
2nd Sty Area	1232	0	666	825	0	839
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	700 0	0 0
SFLA	1904	1560	1512	1843	1520	1773
Att/Det Gar Sqft		480	483	528		420
Prior Land	$9,300					
Prior Total	$112,900					
Comp Land Estimate	$10,000	$16,000	$28,500	$40,200	$13,000	$32,600
Sale Date		10/17/2019	8/8/2019	2/20/2020	9/13/2018	4/20/2020
Sale Price		$160,000	$190,000	$275,000	$155,000	$215,000
Time Adj Sale Price		$163,200	$195,100	$277,300	$166,600	$216,100
TADJSP/SQFT		$104.62	$129.03	$150.46	$109.61	$121.88
Total Adj Factors	$75,000	$85,100	$112,800	$156,300	$78,000	$134,100
Adjusted Sale Price		$153,100	$157,300	$196,000	$163,600	$157,000
Comparable Estimate	$165,000 ($86.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-32	113.55-5-11	112.68-2-14	123.36-4-1	123.35-8-19	113.70-2-11
Owner	Mucha, Edward	Jackson, Kathleen M	Niedbalski, Samantha L	Silver, Danielle Nicolle	Lopez, Jose D	La Mond, Lisa
Address	73 Charles St	97 Girard Ave	180 Rossler Ave	60 Willowlawn Pkwy	15 Cochrane St	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 69	63 x 108	32 x 125	30 x 100	30 x 113	45 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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1902 / 0	1936 / 0	1940 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	2.0
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	903	1070	1176	1020	1002	936
2nd Sty Area	0	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1454	1520	1596	1480	1503	1776
Att/Det Gar Sqft	400	399	396			440
Prior Land	$9,000					
Prior Total	$52,000					
Comp Land Estimate	$10,000	$13,000	$8,000	$7,000	$7,000	$11,000
Sale Date		9/30/2019	10/14/2020	7/13/2018	2/1/2019	6/23/2020
Sale Price		$125,600	$131,840	$112,000	$135,000	$110,800
Time Adj Sale Price		$128,500	$131,800	$121,800	$141,300	$111,000
TADJSP/SQFT		$84.54	$82.58	$82.30	$94.01	$62.50
Total Adj Factors	$27,600	$48,100	$52,000	$44,200	$47,000	$61,900
Adjusted Sale Price		$108,000	$107,400	$105,200	$121,900	$76,700
Comparable Estimate	$104,000 ($71.53/SFLA)					

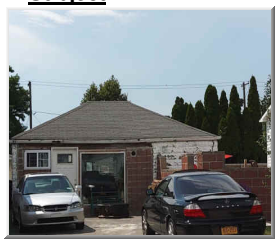
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-8	123.28-5-13	112.67-5-4	113.47-5-2	123.36-5-29.11	113.64-2-8
Owner	Mucha, Edward	Contrino, Kathy A	Montes, Brian	Hartmann, Robert P Jr	Kaneza, John	Prible, Stacey Lin
Address	74 Charles St	97 Willowlawn Pkwy	344 Pleasant Pkwy	130 Kennedy Rd	57 Willowlawn Pkwy	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 72	75 x 100	50 x 159	95 x 108	38 x 100	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1927 / 0	1930 / 0	1940 / 0	1922 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	D Economy 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	1.7	2.0	1.7
Bedrooms	5	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1144	1065	1188	1402	1100	1535
2nd Sty Area	0	0	990	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1672	1758	2178	2243	2200	1993
Att/Det Gar Sqft	400	484		484	440	342
Prior Land	$9,300					
Prior Total	$47,000					
Comp Land Estimate	$10,000	$14,000	$14,000	$16,000	$9,000	$16,000
Sale Date		9/26/2020	9/18/2018	12/9/2019	10/9/2020	11/8/2019
Sale Price		$166,000	$128,600	$153,060	$137,000	$155,000
Time Adj Sale Price		$166,000	$138,200	$155,100	$137,000	$157,600
TADJSP/SQFT		$94.43	$63.45	$69.15	$62.27	$79.08
Total Adj Factors	$22,300	$76,000	$52,500	$72,700	$39,600	$59,400
Adjusted Sale Price		$112,300	$108,000	$104,700	$119,700	$120,500
Comparable Estimate	$113,000 ($67.58/SFLA)					

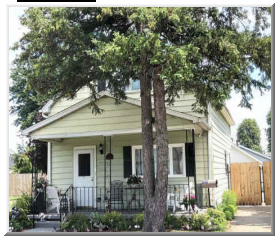
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-33	112.76-1-3	113.61-4-24	112.76-2-27	112.68-2-4	112.76-1-11
Owner	Mucha, Edward	Schneider, Kyle R	Toledo-Castro, Oudaliz	Change, Courtney L	Kierejewski, Lisa R	Keith, John
Address	79 Charles St	300 Meadowbrook Pkwy	205 Alaska St	297 Meadowbrook Pkwy	238 Rossler Ave	268 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	50 x 114	45 x 117	50 x 114	40 x 124	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1957 / 0	1951 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	2	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	909	825	876	864	848
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 0	0 0
SFLA	1326	1305	1221	1314	1296	1256
Att/Det Gar Sqft	440	440		308	484	364
Prior Land	$6,900					
Prior Total	$49,800					
Comp Land Estimate	$10,000	$12,000	$11,000	$12,000	$10,000	$12,000
Sale Date		10/21/2020	8/31/2020	10/24/2019	4/26/2019	10/8/2019
Sale Price		$142,500	$115,000	$129,900	$117,000	$133,000
Time Adj Sale Price		$142,500	$115,000	$132,500	$121,700	$135,700
TADJSP/SQFT		$109.20	$94.19	$100.84	$93.90	$108.04
Total Adj Factors	$24,900	$54,300	$27,700	$54,100	$52,100	$54,800
Adjusted Sale Price		$113,100	$112,200	$103,300	$94,500	$105,800
Comparable Estimate	$106,000 ($79.94/SFLA)					

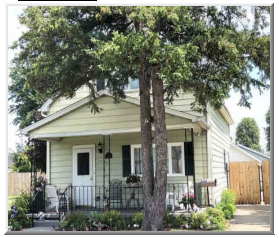
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-7	123.28-5-13	112.67-5-4	113.47-5-2	123.36-5-29.11	113.64-2-8
Owner	Garry, Lorraine	Contrino, Kathy A	Montes, Brian	Hartmann, Robert P Jr	Kaneza, John	Prible, Stacey Lin
Address	80 Charles St	97 Willowlawn Pkwy	344 Pleasant Pkwy	130 Kennedy Rd	57 Willowlawn Pkwy	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 71	75 x 100	50 x 159	95 x 108	38 x 100	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1927 / 0	1930 / 0	1940 / 0	1922 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	D Economy 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm 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	1.3	1.7	2.0	1.7	2.0	1.7
Bedrooms	4	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1220	1065	1188	1402	1100	1535
2nd Sty Area	0	0	990	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1586	1758	2178	2243	2200	1993
Att/Det Gar Sqft	375	484		484	440	342
Prior Land	$9,200					
Prior Total	$47,000					
Comp Land Estimate	$10,000	$14,000	$14,000	$16,000	$9,000	$16,000
Sale Date		9/26/2020	9/18/2018	12/9/2019	10/9/2020	11/8/2019
Sale Price		$166,000	$128,600	$153,060	$137,000	$155,000
Time Adj Sale Price		$166,000	$138,200	$155,100	$137,000	$157,600
TADJSP/SQFT		$94.43	$63.45	$69.15	$62.27	$79.08
Total Adj Factors	$22,100	$76,000	$52,500	$72,700	$39,600	$59,400
Adjusted Sale Price		$112,100	$107,800	$104,500	$119,500	$120,300
Comparable Estimate	$113,000 ($71.25/SFLA)					

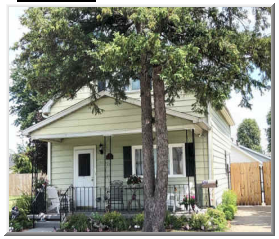
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-34	123.28-3-9	123.35-9-18	112.68-2-14	113.71-8-2	113.55-5-11
Owner	Wnek, Diane	Shaw, Ashley L	Milburth, Robert Josepl	Niedbalski, Samantha L	Otamere, Trina D	Jackson, Kathleen M
Address	85 Charles St	125 Meadowbrook Pkwy	39 Shanley St	180 Rossler Ave	295 Parker St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	30 x 99	60 x 100	32 x 125	60 x 119	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1914 / 0	1902 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.3	1.3	1.5	1.3	1.5
Bedrooms	3	3	2	2	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	940	920	1084	1176	1244	1070
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	940	989	1351	1596	1343	1520
Att/Det Gar Sqft	550		360	396	528	399
Prior Land	$6,900					
Prior Total	$48,100					
Comp Land Estimate	$10,000	$7,000	$12,000	$8,000	$13,000	$13,000
Sale Date		4/7/2020	1/22/2019	10/14/2020	1/3/2020	9/30/2019
Sale Price		$85,000	$106,000	$131,840	$111,000	$125,600
Time Adj Sale Price		$85,400	$111,300	$131,800	$112,100	$128,500
TADJSP/SQFT		$86.35	$82.38	$82.58	$83.47	$84.54
Total Adj Factors	$21,200	$26,400	$43,600	$52,000	$47,400	$48,100
Adjusted Sale Price		$80,200	$88,900	$101,000	$85,900	$101,600
Comparable Estimate	$92,000 ($97.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-6	123.28-5-13	112.67-5-4	123.36-5-29.11	113.47-5-2	113.64-2-8
Owner	Hamideh, Fakhi	Contrino, Kathy A	Montes, Brian	Kaneza, John	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	86 Charles St	97 Willowlawn Pkwy	344 Pleasant Pkwy	57 Willowlawn Pkwy	130 Kennedy Rd	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 70	75 x 100	50 x 159	38 x 100	95 x 108	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1927 / 0	1930 / 0	1922 / 0	1940 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	D Economy 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7	1.7
Bedrooms	6	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1034	1065	1188	1100	1402	1535
2nd Sty Area	748	0	990	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1782	1758	2178	2200	2243	1993
Att/Det Gar Sqft		484		440	484	342
Prior Land	$9,200					
Prior Total	$81,900					
Comp Land Estimate	$6,000	$14,000	$14,000	$9,000	$16,000	$16,000
Sale Date		9/26/2020	9/18/2018	10/9/2020	12/9/2019	11/8/2019
Sale Price		$166,000	$128,600	$137,000	$153,060	$155,000
Time Adj Sale Price		$166,000	$138,200	$137,000	$155,100	$157,600
TADJSP/SQFT		$94.43	$63.45	$62.27	$69.15	$79.08
Total Adj Factors	$49,000	$76,000	$52,500	$39,600	$72,700	$59,400
Adjusted Sale Price		$139,000	$134,700	$146,400	$131,400	$147,200
Comparable Estimate	$140,000 ($78.56/SFLA)					

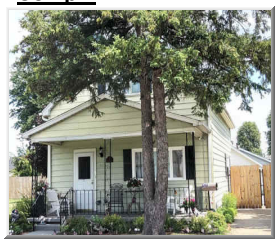
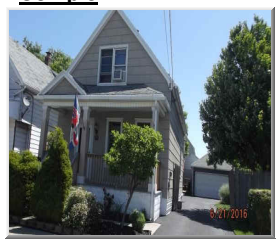
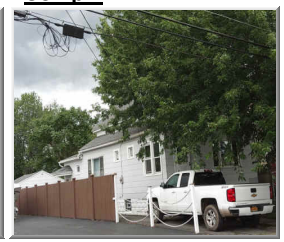
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143001	143089	143089
Print Key	112.68-1-6	112.84-2-1	113.70-1-25	113.21-2-29	113.69-5-25	112.76-4-8
Owner	Hamideh, Fakhi	Irwin, Shane	Hare, Jennifer E	Perkins, William B	Donohoe, Sinead M	Marino, Jillian M
Address	86 Charles St	50 Rossler Ave	67 Hedley St	223 Griffith St	47 Colby St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	301	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	2	1	1	1	1	1
Land Size	30 x 70	40 x 116	53 x 120	42 x 86	54 x 120	50 x 100
Building Style	09 Cottage	04 Cape cod	04 Cape cod	09 Cottage	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1949 / 0	1951 / 0	1948 / 0	1954 / 0	1958 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	C Average 100	D Economy 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.5	1.5	1.0	1.5	1.0
Bedrooms	1	2	2	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	500	725	660	576	660	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 180	0 0	0 0	0 0	0 442
SFLA	500	725	660	576	660	884
Att/Det Gar Sqft					528	308
Prior Land	$9,200					
Prior Total	$81,900					
Comp Land Estimate	$6,000	$10,000	$12,000	$9,000	$13,000	$11,000
Sale Date		4/28/2020	10/19/2020	6/15/2018	6/26/2019	6/5/2020
Sale Price		$93,000	$116,000	$78,000	$100,000	$140,000
Time Adj Sale Price		$93,500	$116,000	$85,300	$103,400	$140,200
TADJSP/SQFT		$128.97	$175.76	$148.09	$156.67	$158.60
Total Adj Factors	($16,300)	$23,900	$30,700	$11,500	$36,100	$47,700
Adjusted Sale Price		$53,300	$69,000	$57,500	$51,000	$76,200
Comparable Estimate	$61,000 ($122/SFLA)					

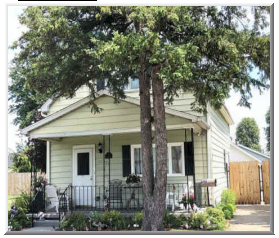
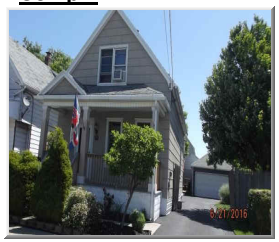
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-35	123.28-3-9	113.55-5-11	123.35-9-18	112.68-2-14	123.36-4-1
Owner	Moran, Margaret A	Shaw, Ashley L	Jackson, Kathleen M	Milburth, Robert Josepl	Niedbalski, Samantha L	Silver, Danielle Nicolle
Address	91 Charles St	125 Meadowbrook Pkwy	97 Girard Ave	39 Shanley St	180 Rossler Ave	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	30 x 99	63 x 108	60 x 100	32 x 125	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1922 / 0	1927 / 0	1914 / 0	1902 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.5	1.5
Bedrooms	2	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	840	920	1070	1084	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1168	989	1520	1351	1596	1480
Att/Det Gar Sqft	280		399	360	396	
Prior Land	$6,900					
Prior Total	$44,500					
Comp Land Estimate	$10,000	$7,000	$13,000	$12,000	$8,000	$7,000
Sale Date		4/7/2020	9/30/2019	1/22/2019	10/14/2020	7/13/2018
Sale Price		$85,000	$125,600	$106,000	$131,840	$112,000
Time Adj Sale Price		$85,400	$128,500	$111,300	$131,800	$121,800
TADJSP/SQFT		$86.35	$84.54	$82.38	$82.58	$82.30
Total Adj Factors	$18,200	$26,400	$48,100	$43,600	$52,000	$44,200
Adjusted Sale Price		$77,200	$98,600	$85,900	$98,000	$95,800
Comparable Estimate	$91,000 ($77.91/SFLA)					

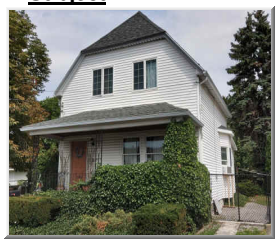
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-5	113.70-2-11	123.35-8-19	123.36-4-1	112.68-2-14	113.55-5-11
Owner	Hardy, Brenda	La Mond, Lisa	Lopez, Jose D	Silver, Danielle Nicolle	Niedbalski, Samantha L	Jackson, Kathleen M
Address	92 Charles St	1368 Harlem Rd	15 Cochrane St	60 Willowlawn Pkwy	180 Rossler Ave	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 71	45 x 120	30 x 113	30 x 100	32 x 125	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1937 / 0	1940 / 0	1936 / 0	1902 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1307	936	1002	1020	1176	1070
2nd Sty Area	0	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1595	1776	1503	1480	1596	1520
Att/Det Gar Sqft	440	440			396	399
Prior Land	$9,200					
Prior Total	$63,000					
Comp Land Estimate	$10,000	$11,000	$7,000	$7,000	$8,000	$13,000
Sale Date		6/23/2020	2/1/2019	7/13/2018	10/14/2020	9/30/2019
Sale Price		$110,800	$135,000	$112,000	$131,840	$125,600
Time Adj Sale Price		$111,000	$141,300	$121,800	$131,800	$128,500
TADJSP/SQFT		$62.50	$94.01	$82.30	$82.58	$84.54
Total Adj Factors	$48,100	$61,900	$47,000	$44,200	$52,000	$48,100
Adjusted Sale Price		$97,200	$142,400	$125,700	$127,900	$128,500
Comparable Estimate	$124,000 ($77.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-36	123.28-3-9	113.55-5-11	123.35-9-18	112.68-2-14	123.36-4-1
Owner	VanBrunt, Nicholas S	Shaw, Ashley L	Jackson, Kathleen M	Milburth, Robert Josepl	Niedbalski, Samantha L	Silver, Danielle Nicolle
Address	97 Charles St	125 Meadowbrook Pkwy	97 Girard Ave	39 Shanley St	180 Rossler Ave	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	30 x 99	63 x 108	60 x 100	32 x 125	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1922 / 0	1927 / 0	1914 / 0	1902 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1212	920	1070	1084	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1212	989	1520	1351	1596	1480
Att/Det Gar Sqft			399	360	396	
Prior Land	$9,000					
Prior Total	$52,000					
Comp Land Estimate	$10,000	$7,000	$13,000	$12,000	$8,000	$7,000
Sale Date		4/7/2020	9/30/2019	1/22/2019	10/14/2020	7/13/2018
Sale Price		$85,000	$125,600	$106,000	$131,840	$112,000
Time Adj Sale Price		$85,400	$128,500	$111,300	$131,800	$121,800
TADJSP/SQFT		$86.35	$84.54	$82.38	$82.58	$82.30
Total Adj Factors	$34,300	$26,400	$48,100	$43,600	$52,000	$44,200
Adjusted Sale Price		$93,300	$114,700	$102,000	$114,100	$111,900
Comparable Estimate	$107,000 ($88.28/SFLA)					

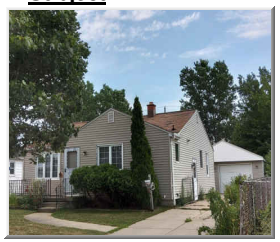
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-4	123.28-5-13	112.67-5-4	123.36-5-29.11	113.47-5-2	113.64-2-8
Owner	Stilwell, Lori A	Contrino, Kathy A	Montes, Brian	Kaneza, John	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	98 Charles St	97 Willowlawn Pkwy	344 Pleasant Pkwy	57 Willowlawn Pkwy	130 Kennedy Rd	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 70	75 x 100	50 x 159	38 x 100	95 x 108	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1930 / 0	1922 / 0	1940 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	D Economy 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7	1.7
Bedrooms	4	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	782	1065	1188	1100	1402	1535
2nd Sty Area	782	0	990	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1564	1758	2178	2200	2243	1993
Att/Det Gar Sqft		484		440	484	342
Prior Land	$7,100					
Prior Total	$40,000					
Comp Land Estimate	$10,000	$14,000	$14,000	$9,000	$16,000	$16,000
Sale Date		9/26/2020	9/18/2018	10/9/2020	12/9/2019	11/8/2019
Sale Price		$166,000	$128,600	$137,000	$153,060	$155,000
Time Adj Sale Price		$166,000	$138,200	$137,000	$155,100	$157,600
TADJSP/SQFT		$94.43	$63.45	$62.27	$69.15	$79.08
Total Adj Factors	$17,900	$76,000	$52,500	$39,600	$72,700	$59,400
Adjusted Sale Price		$107,900	$103,600	$115,300	$100,300	$116,100
Comparable Estimate	$109,000 ($69.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-37	123.28-3-9	113.55-5-11	123.35-9-18	112.68-2-14	123.36-4-1
Owner	Bialek, Henry C	Shaw, Ashley L	Jackson, Kathleen M	Milburth, Robert Josepl	Niedbalski, Samantha L	Silver, Danielle Nicolle
Address	103 Charles St	125 Meadowbrook Pkwy	97 Girard Ave	39 Shanley St	180 Rossler Ave	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	30 x 99	63 x 108	60 x 100	32 x 125	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1922 / 0	1927 / 0	1914 / 0	1902 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.5	1.5
Bedrooms	2	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1249	920	1070	1084	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1249	989	1520	1351	1596	1480
Att/Det Gar Sqft	220		399	360	396	
Prior Land	$9,000					
Prior Total	$52,000					
Comp Land Estimate	$10,000	$7,000	$13,000	$12,000	$8,000	$7,000
Sale Date		4/7/2020	9/30/2019	1/22/2019	10/14/2020	7/13/2018
Sale Price		$85,000	$125,600	$106,000	$131,840	$112,000
Time Adj Sale Price		$85,400	$128,500	$111,300	$131,800	$121,800
TADJSP/SQFT		$86.35	$84.54	$82.38	$82.58	$82.30
Total Adj Factors	$18,500	$26,400	$48,100	$43,600	$52,000	$44,200
Adjusted Sale Price		$77,500	$98,900	$86,200	$98,300	$96,100
Comparable Estimate	$91,000 ($72.86/SFLA)					

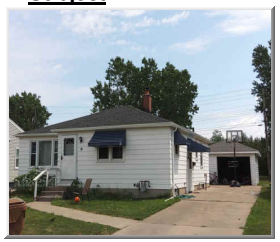
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-3	113.55-5-11	123.36-4-1	123.28-3-9	123.35-9-18	123.35-8-19
Owner	Girdlestone, Kelly M	Jackson, Kathleen M	Silver, Danielle Nicolle	Shaw, Ashley L	Milburth, Robert Josepl	Lopez, Jose D
Address	104 Charles St	97 Girard Ave	60 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley St	15 Cochrane St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 70	63 x 108	30 x 100	30 x 99	60 x 100	30 x 113
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1936 / 0	1922 / 0	1914 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.3	1.5
Bedrooms	4	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0
1st Sty Area	1218	1070	1020	920	1084	1002
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1362	1520	1480	989	1351	1503
Att/Det Gar Sqft	392	399			360	
Prior Land	$8,900					
Prior Total	$44,800					
Comp Land Estimate	$13,000	$13,000	$7,000	$7,000	$12,000	$7,000
Sale Date		9/30/2019	7/13/2018	4/7/2020	1/22/2019	2/1/2019
Sale Price		$125,600	$112,000	$85,000	$106,000	$135,000
Time Adj Sale Price		$128,500	$121,800	$85,400	$111,300	$141,300
TADJSP/SQFT		$84.54	$82.30	$86.35	$82.38	$94.01
Total Adj Factors	$21,200	$48,100	$44,200	$26,400	$43,600	$47,000
Adjusted Sale Price		$101,600	$98,800	$80,200	$88,900	$115,500
Comparable Estimate	$97,000 ($71.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-2-38	123.28-5-13	112.67-5-4	123.36-5-29.11	113.64-2-8	113.55-9-13
Owner	Glowacki Malgorzata	Contrino, Kathy A	Montes, Brian	Kaneza, John	Prible, Stacey Lin	Crone, Scott E
Address	109 Charles St	97 Willowlawn Pkwy	344 Pleasant Pkwy	57 Willowlawn Pkwy	88 Edmund St	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 68	75 x 100	50 x 159	38 x 100	90 x 109	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1930 / 0	1922 / 0	1907 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	D Economy 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7	2.0
Bedrooms	4	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	858	1065	1188	1100	1535	1440
2nd Sty Area	616	0	990	1100	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1474	1758	2178	2200	1993	2520
Att/Det Gar Sqft	529	484		440	342	440
Prior Land	$9,000					
Prior Total	$47,000					
Comp Land Estimate	$10,000	$14,000	$14,000	$9,000	$16,000	$10,000
Sale Date		9/26/2020	9/18/2018	10/9/2020	11/8/2019	12/30/2019
Sale Price		$166,000	$128,600	$137,000	$155,000	$134,999
Time Adj Sale Price		$166,000	$138,200	$137,000	$157,600	$136,800
TADJSP/SQFT		$94.43	$63.45	$62.27	$79.08	$54.29
Total Adj Factors	$22,400	$76,000	$52,500	$39,600	$59,400	$76,800
Adjusted Sale Price		$112,400	$108,100	$119,800	$120,600	$82,400
Comparable Estimate	$109,000 ($73.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-7	112.76-4-20	113.77-4-23	112.67-4-25	112.76-4-8	112.75-5-28
Owner	Thompson, Richard M	Karki, Deo N	Wayne, Alexis M	Miranda, Angela M	Marino, Jillian M	Kromphardt, Eric J
Address	40 Claude Dr	68 Claude Dr	81 Alaska St	6 Colton St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	75 x 124	50 x 100	51 x 114
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	1959 / 0	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1176	958	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1176	958	884	1230
Att/Det Gar Sqft	280	352	440	352	308	576
Prior Land	$7,600					
Prior Total	$74,700					
Comp Land Estimate	$11,000	$11,000	$12,000	$15,000	$11,000	$12,000
Sale Date		10/16/2020	5/27/2020	7/23/2020	6/5/2020	6/17/2020
Sale Price		$134,900	$150,000	$148,000	$140,000	$129,900
Time Adj Sale Price		$134,900	$150,500	$148,000	$140,200	$130,100
TADJSP/SQFT		$133.30	$127.98	$154.49	$158.60	$105.77
Total Adj Factors	$51,800	$52,300	$60,000	$52,600	$47,700	$61,900
Adjusted Sale Price		$134,400	$142,300	$147,200	$144,300	$120,000
Comparable Estimate	$138,000 ($128.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-7	112.76-4-20	113.77-4-23	112.76-4-8	113.69-3-11	112.75-5-28
Owner	Nadolski, Joseph	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Maldonado, Carlos J	Kromphardt, Eric J
Address	41 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	102 Alaska St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 117	50 x 100	50 x 117	51 x 114
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	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	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	1012	1176	884	1156	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 560
SFLA	1074	1012	1176	884	1156	1230
Att/Det Gar Sqft	308	352	440	308	280	576
Prior Land	$8,500					
Prior Total	$75,500					
Comp Land Estimate	$12,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	10/30/2019	6/17/2020
Sale Price		$134,900	$150,000	$140,000	$134,500	$129,900
Time Adj Sale Price		$134,900	$150,500	$140,200	$137,200	$130,100
TADJSP/SQFT		$133.30	$127.98	$158.60	$118.69	$105.77
Total Adj Factors	$53,800	$52,300	$60,000	$47,700	$56,400	$61,900
Adjusted Sale Price		$136,400	$144,300	$146,300	$134,600	$122,000
Comparable Estimate	$137,000 ($127.56/SFLA)					

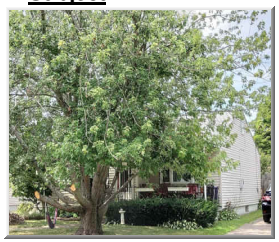
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-6	112.76-4-20	113.77-4-23	113.69-3-11	112.76-4-8	112.75-5-28
Owner	Wekenmann, David J	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Marino, Jillian M	Kromphardt, Eric J
Address	44 Claude Dr	68 Claude Dr	81 Alaska St	102 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
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	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1176	1156	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 640	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1176	1156	884	1230
Att/Det Gar Sqft	364	352	440	280	308	576
Prior Land	$7,600					
Prior Total	$76,000					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	6/5/2020	6/17/2020
Sale Price		$134,900	$150,000	$134,500	$140,000	$129,900
Time Adj Sale Price		$134,900	$150,500	$137,200	$140,200	$130,100
TADJSP/SQFT		$133.30	$127.98	$118.69	$158.60	$105.77
Total Adj Factors	$54,500	$52,300	$60,000	$56,400	$47,700	$61,900
Adjusted Sale Price		$137,100	$145,000	$135,300	$147,000	$122,700
Comparable Estimate	$137,000 ($127.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-6	112.76-4-20	113.77-4-23	112.67-4-25	112.76-4-8	113.69-4-1
Owner	Berhe, Yonas	Karki, Deo N	Wayne, Alexis M	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda
Address	45 Claude Dr	68 Claude Dr	81 Alaska St	6 Colton St	114 Claude Dr	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 117	75 x 124	50 x 100	35 x 125
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	1959 / 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 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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1176	958	884	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 300
SFLA	1074	1012	1176	958	884	1020
Att/Det Gar Sqft	352	352	440	352	308	300
Prior Land	$8,500					
Prior Total	$75,600					
Comp Land Estimate	$12,000	$11,000	$12,000	$15,000	$11,000	$9,000
Sale Date		10/16/2020	5/27/2020	7/23/2020	6/5/2020	4/11/2020
Sale Price		$134,900	$150,000	$148,000	$140,000	$115,000
Time Adj Sale Price		$134,900	$150,500	$148,000	$140,200	$115,600
TADJSP/SQFT		$133.30	$127.98	$154.49	$158.60	$113.33
Total Adj Factors	$53,300	$52,300	$60,000	$52,600	$47,700	$51,200
Adjusted Sale Price		$135,900	$143,800	$148,700	$145,800	$117,700
Comparable Estimate	$138,000 ($128.49/SFLA)					

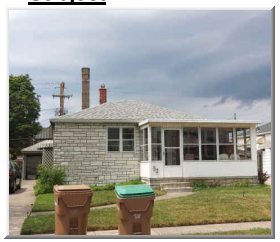
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 120_ENPM_OPTIONS

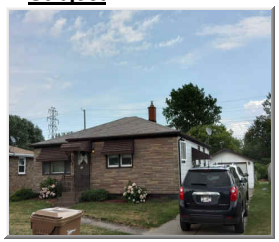
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-5	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	112.67-4-25
Owner	Melin, Lisa C	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Miranda, Angela M
Address	48 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	6 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	75 x 124
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	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	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	1074	1012	1176	884	1230	958
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 560	0 0
SFLA	1074	1012	1176	884	1230	958
Att/Det Gar Sqft	294	352	440	308	576	352
Prior Land	$7,600					
Prior Total	$74,800					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$15,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	7/23/2020
Sale Price		$134,900	$150,000	$140,000	$129,900	$148,000
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$148,000
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$154.49
Total Adj Factors	$51,900	$52,300	$60,000	$47,700	$61,900	$52,600
Adjusted Sale Price		$134,500	$142,400	$144,400	$120,100	$147,300
Comparable Estimate	$138,000 ($128.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-5	112.76-4-20	113.69-3-11	113.77-4-23	112.76-4-8	112.75-5-28
Owner	Rozak, Jason	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J
Address	49 Claude Dr	68 Claude Dr	102 Alaska St	81 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1955 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1156	1176	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1156	1176	884	1230
Att/Det Gar Sqft	352	352	280	440	308	576
Prior Land	$8,500					
Prior Total	$75,600					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	6/5/2020	6/17/2020
Sale Price		$134,900	$134,500	$150,000	$140,000	$129,900
Time Adj Sale Price		$134,900	$137,200	$150,500	$140,200	$130,100
TADJSP/SQFT		$133.30	$118.69	$127.98	$158.60	$105.77
Total Adj Factors	$53,300	$52,300	$56,400	$60,000	$47,700	$61,900
Adjusted Sale Price		$135,900	$134,100	$143,800	$145,800	$121,500
Comparable Estimate	$136,000 ($126.63/SFLA)					

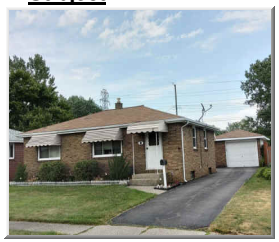
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-4	112.76-4-20	113.69-3-11	113.77-4-23	112.76-4-8	112.75-5-28
Owner	Bhavani Associates, LL	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J
Address	52 Claude Dr	68 Claude Dr	102 Alaska St	81 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1156	1176	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1156	1176	884	1230
Att/Det Gar Sqft	440	352	280	440	308	576
Prior Land	$7,600					
Prior Total	$70,400					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	6/5/2020	6/17/2020
Sale Price		$134,900	$134,500	$150,000	$140,000	$129,900
Time Adj Sale Price		$134,900	$137,200	$150,500	$140,200	$130,100
TADJSP/SQFT		$133.30	$118.69	$127.98	$158.60	$105.77
Total Adj Factors	$54,000	$52,300	$56,400	$60,000	$47,700	$61,900
Adjusted Sale Price		$136,600	$134,800	$144,500	$146,500	$122,200
Comparable Estimate	$137,000 ($127.56/SFLA)					

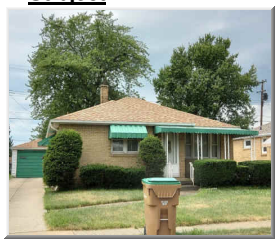
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-4	112.76-4-20	113.69-3-11	113.77-4-23	112.76-4-8	112.75-5-28
Owner	Cultrara Nicholas L	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J
Address	53 Claude Dr	68 Claude Dr	102 Alaska St	81 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1156	1176	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 483	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1156	1176	884	1230
Att/Det Gar Sqft	484	352	280	440	308	576
Prior Land	$8,500					
Prior Total	$80,300					
Comp Land Estimate	$12,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	6/5/2020	6/17/2020
Sale Price		$134,900	$134,500	$150,000	$140,000	$129,900
Time Adj Sale Price		$134,900	$137,200	$150,500	$140,200	$130,100
TADJSP/SQFT		$133.30	$118.69	$127.98	$158.60	$105.77
Total Adj Factors	$60,400	$52,300	$56,400	$60,000	$47,700	$61,900
Adjusted Sale Price		$143,000	$141,200	$150,900	$152,900	$128,600
Comparable Estimate	$143,000 ($133.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-3	112.76-4-20	113.69-3-11	113.77-4-23	112.76-4-8	112.75-5-28
Owner	Schultz, Augusta	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J
Address	56 Claude Dr	68 Claude Dr	102 Alaska St	81 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1156	1176	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1156	1176	884	1230
Att/Det Gar Sqft	440	352	280	440	308	576
Prior Land	$7,600					
Prior Total	$75,800					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	6/5/2020	6/17/2020
Sale Price		$134,900	$134,500	$150,000	$140,000	$129,900
Time Adj Sale Price		$134,900	$137,200	$150,500	$140,200	$130,100
TADJSP/SQFT		$133.30	$118.69	$127.98	$158.60	$105.77
Total Adj Factors	$53,200	$52,300	$56,400	$60,000	$47,700	$61,900
Adjusted Sale Price		$135,800	$134,000	$143,700	$145,700	$121,400
Comparable Estimate	$136,000 ($126.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-3	113.77-4-23	112.75-5-28	112.76-4-20	113.69-3-11	113.61-3-23
Owner	Eddy, David M	Wayne, Alexis M	Kromphardt, Eric J	Karki, Deo N	Maldonado, Carlos J	Campbell, Errol T
Address	57 Claude Dr	81 Alaska St	293 Shanley St	68 Claude Dr	102 Alaska St	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 117	51 x 114	50 x 100	50 x 117	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	1174	1176	1230	1012	1156	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 560	0 0	0 0	0 0
SFLA	1174	1176	1230	1012	1156	1306
Att/Det Gar Sqft	308	440	576	352	280	294
Prior Land	$11,100					
Prior Total	$89,000					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$12,000	$13,000
Sale Date		5/27/2020	6/17/2020	10/16/2020	10/30/2019	6/12/2020
Sale Price		$150,000	$129,900	$134,900	$134,500	$131,000
Time Adj Sale Price		$150,500	$130,100	$134,900	$137,200	$131,200
TADJSP/SQFT		$127.98	$105.77	$133.30	$118.69	$100.46
Total Adj Factors	$58,300	$60,000	$61,900	$52,300	$56,400	$76,900
Adjusted Sale Price		$148,800	$126,500	$140,900	$139,100	$112,600
Comparable Estimate	$134,000 ($114.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143001	143089	143089	143089
Print Key	112.84-3-2	112.83-7-1	112.35-1-9	113.78-1-12	112.76-1-3	113.70-3-9
Owner	Rozak, Paul	Anzalone, Samuel A	Acevedo, Louis G	Volsch, Dorian C	Schneider, Kyle R	Wisniewski, Nicholas
Address	60 Claude Dr	250 Willowlawn Pkwy	218 Wagner Ave	12 Hedley St	300 Meadowbrook Pkwy	206 Crisfield 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	120	120	301	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	51 x 119	60 x 118	50 x 120	50 x 114	48 x 114
Building Style	05 Colonial	04 Cape cod	05 Colonial	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1956 / 0	1954 / 0	1957 / 0	1952 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	4 Good
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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	1.7	1.5	1.7
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 1	1 / 0	2 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1074	858	1020	916	909	930
2nd Sty Area	600	0	540	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 0	0 0	0 0
SFLA	1674	1501	1560	1411	1305	1627
Att/Det Gar Sqft	360	768	440	392	440	352
Prior Land	$9,900					
Prior Total	$103,000					
Comp Land Estimate	$11,000	$12,000	$13,000	$12,000	$12,000	$11,000
Sale Date		9/25/2020	6/7/2019	4/3/2020	10/21/2020	3/22/2019
Sale Price		$180,000	$106,000	$185,000	$142,500	$170,000
Time Adj Sale Price		$180,000	$109,600	$185,900	$142,500	$177,400
TADJSP/SQFT		$119.92	$70.26	$131.75	$109.20	$109.04
Total Adj Factors	$82,400	$70,100	$55,500	$88,600	$54,300	$80,000
Adjusted Sale Price		$192,300	$136,500	$179,700	$170,600	$179,800
Comparable Estimate	$172,000 ($102.75/SFLA)					

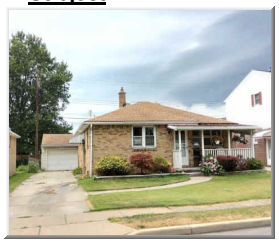
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-2	112.76-4-20	112.76-4-8	112.67-4-25	113.77-3-11	112.76-5-18
Owner	Tomczyk, Eugene H	Karki, Deo N	Marino, Jillian M	Miranda, Angela M	Urbanski, Christopher	Walkowski, Andrew M
Address	61 Claude Dr	68 Claude Dr	114 Claude Dr	6 Colton St	62 Alaska St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 100	75 x 124	52 x 117	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1958 / 0	1961 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air 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	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	972	1012	884	958	910	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 0
SFLA	972	1012	884	958	910	910
Att/Det Gar Sqft	308	352	308	352	400	440
Prior Land	$8,500					
Prior Total	$73,900					
Comp Land Estimate	$12,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		10/16/2020	6/5/2020	7/23/2020	3/27/2019	11/8/2018
Sale Price		$134,900	$140,000	$148,000	$104,300	$115,000
Time Adj Sale Price		$134,900	$140,200	$148,000	$108,900	$122,200
TADJSP/SQFT		$133.30	$158.60	$154.49	$119.67	$134.29
Total Adj Factors	$50,500	$52,300	$47,700	$52,600	$47,800	$56,200
Adjusted Sale Price		$133,100	$143,000	$145,900	$111,600	$116,500
Comparable Estimate	$130,000 ($133.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-3-1	112.76-4-20	113.77-4-23	113.69-3-11	112.76-4-8	112.75-5-28
Owner	Lach, James J	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Marino, Jillian M	Kromphardt, Eric J
Address	64 Claude Dr	68 Claude Dr	81 Alaska St	102 Alaska St	114 Claude Dr	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 117	50 x 100	51 x 114
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	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	1176	1156	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 442	0 560
SFLA	1074	1012	1176	1156	884	1230
Att/Det Gar Sqft	294	352	440	280	308	576
Prior Land	$7,600					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$11,000	$12,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	6/5/2020	6/17/2020
Sale Price		$134,900	$150,000	$134,500	$140,000	$129,900
Time Adj Sale Price		$134,900	$150,500	$137,200	$140,200	$130,100
TADJSP/SQFT		$133.30	$127.98	$118.69	$158.60	$105.77
Total Adj Factors	$53,300	$52,300	$60,000	$56,400	$47,700	$61,900
Adjusted Sale Price		$135,900	$143,800	$134,100	$145,800	$121,500
Comparable Estimate	$136,000 ($126.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-4-1	112.76-4-20	112.76-4-8	112.67-4-25	113.77-3-11	112.76-5-18
Owner	Schwab, Deborah A	Karki, Deo N	Marino, Jillian M	Miranda, Angela M	Urbanski, Christopher	Walkowski, Andrew M
Address	65 Claude Dr	68 Claude Dr	114 Claude Dr	6 Colton St	62 Alaska St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 100	75 x 124	52 x 117	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1958 / 0	1961 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air 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	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	972	1012	884	958	910	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 0
SFLA	972	1012	884	958	910	910
Att/Det Gar Sqft	528	352	308	352	400	440
Prior Land	$8,500					
Prior Total	$75,300					
Comp Land Estimate	$12,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		10/16/2020	6/5/2020	7/23/2020	3/27/2019	11/8/2018
Sale Price		$134,900	$140,000	$148,000	$104,300	$115,000
Time Adj Sale Price		$134,900	$140,200	$148,000	$108,900	$122,200
TADJSP/SQFT		$133.30	$158.60	$154.49	$119.67	$134.29
Total Adj Factors	$52,400	$52,300	$47,700	$52,600	$47,800	$56,200
Adjusted Sale Price		$135,000	$144,900	$147,800	$113,500	$118,400
Comparable Estimate	$132,000 ($135.8/SFLA)					

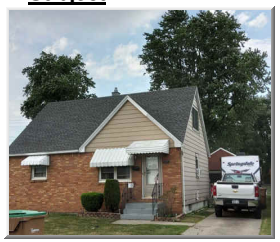
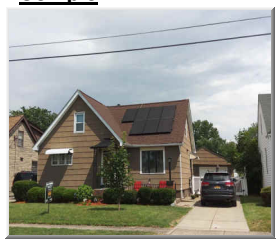
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-20	112.76-4-20	112.76-4-8	112.67-4-25	113.77-4-23	113.69-4-1
Owner	Karki, Deo N	Karki, Deo N	Marino, Jillian M	Miranda, Angela M	Wayne, Alexis M	Wilson, Amanda
Address	68 Claude Dr	68 Claude Dr	114 Claude Dr	6 Colton St	81 Alaska St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 100	75 x 124	50 x 117	35 x 125
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	1958 / 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 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	3 Hot wtr/stm 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	1012	1012	884	958	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 300
SFLA	1012	1012	884	958	1176	1020
Att/Det Gar Sqft	352	352	308	352	440	300
Prior Land	$7,600					
Prior Total	$74,800					
Comp Land Estimate	$11,000	$11,000	$11,000	$15,000	$12,000	$9,000
Sale Date		10/16/2020	6/5/2020	7/23/2020	5/27/2020	4/11/2020
Sale Price		$134,900	$140,000	$148,000	$150,000	$115,000
Time Adj Sale Price		$134,900	$140,200	$148,000	$150,500	$115,600
TADJSP/SQFT		$133.30	$158.60	$154.49	$127.98	$113.33
Total Adj Factors	$52,300	$52,300	$47,700	$52,600	$60,000	$51,200
Adjusted Sale Price		$134,900	$144,800	$147,700	$142,800	$116,700
Comparable Estimate	$137,000 ($135.38/SFLA)					

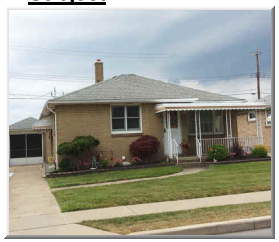
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-21.1	113.61-3-23	113.77-4-23	112.75-5-28	113.69-3-26	112.76-2-2
Owner	Graziano, Lorraine T	Campbell, Errol T	Wayne, Alexis M	Kromphardt, Eric J	Branka, Steven	Delo, Stephanie A
Address	69 Claude Dr	195 Medina St	81 Alaska St	293 Shanley St	149 Medina St	118 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	60 x 117	50 x 117	51 x 114	65 x 117	50 x 119
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	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1356	1306	1176	1230	1452	1370
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 0	0 350
SFLA	1356	1306	1176	1230	1452	1370
Att/Det Gar Sqft	308	294	440	576	576	400
Prior Land	$12,800					
Prior Total	$90,000					
Comp Land Estimate	$14,000	$13,000	$12,000	$12,000	$14,000	$12,000
Sale Date		6/12/2020	5/27/2020	6/17/2020	12/2/2019	1/24/2020
Sale Price		$131,000	$150,000	$129,900	$124,500	$105,500
Time Adj Sale Price		$131,200	$150,500	$130,100	$126,200	$106,600
TADJSP/SQFT		$100.46	$127.98	$105.77	$86.91	$77.81
Total Adj Factors	$66,100	$76,900	$60,000	$61,900	$71,800	$67,900
Adjusted Sale Price		$120,400	$156,600	$134,300	$120,500	$104,800
Comparable Estimate	$127,000 ($93.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-19	112.76-4-20	113.77-4-23	112.76-4-8	112.67-4-25	112.75-5-28
Owner	Torgalski, David S	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Miranda, Angela M	Kromphardt, Eric J
Address	72 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	6 Colton St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	75 x 124	51 x 114
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	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1074	1012	1176	884	958	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 0	0 560
SFLA	1074	1012	1176	884	958	1230
Att/Det Gar Sqft	378	352	440	308	352	576
Prior Land	$7,600					
Prior Total	$76,500					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$15,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	7/23/2020	6/17/2020
Sale Price		$134,900	$150,000	$140,000	$148,000	$129,900
Time Adj Sale Price		$134,900	$150,500	$140,200	$148,000	$130,100
TADJSP/SQFT		$133.30	$127.98	$158.60	$154.49	$105.77
Total Adj Factors	$55,200	$52,300	$60,000	$47,700	$52,600	$61,900
Adjusted Sale Price		$137,800	$145,700	$147,700	$150,600	$123,400
Comparable Estimate	$141,000 ($131.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-20.1	112.76-4-8	112.76-4-20	112.67-4-25	112.76-5-18	112.75-5-20
Owner	Schenk, Donald A	Marino, Jillian M	Karki, Deo N	Miranda, Angela M	Walkowski, Andrew M	Cultrara, Nicholas
Address	73 Claude Dr	114 Claude Dr	68 Claude Dr	6 Colton St	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	50 x 100	75 x 124	50 x 125	51 x 114
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	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	936	884	1012	958	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 468
SFLA	936	884	1012	958	910	936
Att/Det Gar Sqft	352	308	352	352	440	576
Prior Land	$12,800					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		6/5/2020	10/16/2020	7/23/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$134,900	$148,000	$115,000	$131,600
Time Adj Sale Price		$140,200	$134,900	$148,000	$122,200	$135,600
TADJSP/SQFT		$158.60	$133.30	$154.49	$134.29	$144.87
Total Adj Factors	$54,800	$47,700	$52,300	$52,600	$56,200	$53,000
Adjusted Sale Price		$147,300	$137,400	$150,200	$120,800	$137,400
Comparable Estimate	$139,000 ($148.5/SFLA)					

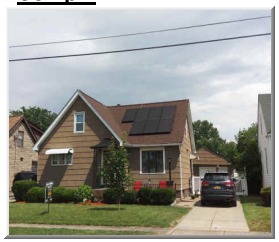
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-18	113.55-8-5	112.83-7-1	113.64-1-19	113.55-10-10.1	113.70-5-16
Owner	Fischer, Eugene	Keuck, Donald J	Anzalone, Samuel A	Ahmed, Hasan	Brice, Tiona-Meche	Baker, Roger
Address	76 Claude Dr	6 Girard Ave	250 Willowlawn Pkwy	8 Henry St	27 Peoria Ave	258 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	100 x 108	51 x 119	77 x 109	90 x 108	50 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	08 Old style	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1962 / 0	1960 / 0	1952 / 0	1945 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	2.0	1.7
Bedrooms	5	5	4	3	4	4
Full/Half Baths	2 / 0	3 / 0	2 / 1	1 / 1	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	1107	1608	858	2000	1008	1035
2nd Sty Area	1107	1240	0	0	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 100	0 0	0 0	0 0
SFLA	2214	2848	1501	2000	2016	1867
Att/Det Gar Sqft	400	483	768	440	528	765
Prior Land	$9,900					
Prior Total	$112,000					
Comp Land Estimate	$11,000	$17,000	$12,000	$14,000	$16,000	$12,000
Sale Date		5/7/2019	9/25/2020	10/16/2020	12/17/2018	6/4/2018
Sale Price		$195,080	$180,000	$150,000	$110,000	$138,000
Time Adj Sale Price		$202,300	$180,000	$150,000	$116,200	$150,900
TADJSP/SQFT		$71.03	$119.92	$75.00	$57.64	$80.82
Total Adj Factors	$84,200	$115,000	$70,100	$79,700	$69,500	$75,300
Adjusted Sale Price		$171,500	$194,100	$154,500	$130,900	$159,800
Comparable Estimate	$162,000 ($73.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-19.1	112.76-1-3	113.78-1-12	112.76-2-27	112.83-7-1	112.76-1-11
Owner	Zaremba, Michael H	Schneider, Kyle R	Volsch, Dorian C	Change, Courtney L	Anzalone, Samuel A	Keith, John
Address	77 Claude Dr	300 Meadowbrook Pkwy	12 Hedley St	297 Meadowbrook Pkwy	250 Willowlawn Pkwy	268 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 114	50 x 120	50 x 114	51 x 119	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1954 / 0	1956 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 1	1 / 0	2 / 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	936	909	916	876	858	848
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 100	0 0
SFLA	1404	1305	1411	1314	1501	1256
Att/Det Gar Sqft	440	440	392	308	768	364
Prior Land	$12,800					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$12,000	$12,000	$12,000	$12,000	$12,000
Sale Date		10/21/2020	4/3/2020	10/24/2019	9/25/2020	10/8/2019
Sale Price		$142,500	$185,000	$129,900	$180,000	$133,000
Time Adj Sale Price		$142,500	$185,900	$132,500	$180,000	$135,700
TADJSP/SQFT		$109.20	$131.75	$100.84	$119.92	$108.04
Total Adj Factors	$58,100	$54,300	$88,600	$54,100	$70,100	$54,800
Adjusted Sale Price		$146,300	$155,400	$136,500	$168,000	$139,000
Comparable Estimate	$149,000 ($106.13/SFLA)					

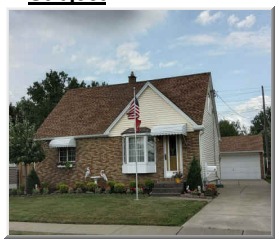
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-17	112.76-4-20	112.76-4-8	112.67-4-25	113.77-4-23	113.69-4-1
Owner	Shull, Richard C Sr	Karki, Deo N	Marino, Jillian M	Miranda, Angela M	Wayne, Alexis M	Wilson, Amanda
Address	80 Claude Dr	68 Claude Dr	114 Claude Dr	6 Colton St	81 Alaska St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 100	75 x 124	50 x 117	35 x 125
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	1958 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	1012	1012	884	958	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 300
SFLA	1012	1012	884	958	1176	1020
Att/Det Gar Sqft	280	352	308	352	440	300
Prior Land	$7,600					
Prior Total	$74,500					
Comp Land Estimate	$11,000	$11,000	$11,000	$15,000	$12,000	$9,000
Sale Date		10/16/2020	6/5/2020	7/23/2020	5/27/2020	4/11/2020
Sale Price		$134,900	$140,000	$148,000	$150,000	$115,000
Time Adj Sale Price		$134,900	$140,200	$148,000	$150,500	$115,600
TADJSP/SQFT		$133.30	$158.60	$154.49	$127.98	$113.33
Total Adj Factors	$50,800	$52,300	$47,700	$52,600	$60,000	$51,200
Adjusted Sale Price		$133,400	$143,300	$146,200	$141,300	$115,200
Comparable Estimate	$136,000 ($134.39/SFLA)					

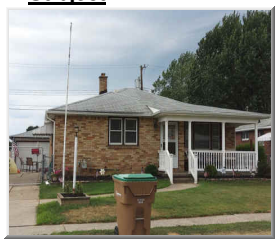
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-18	112.76-4-8	112.76-4-20	112.76-5-18	112.67-4-25	112.75-5-20
Owner	Walkowski, Andrew M	Marino, Jillian M	Karki, Deo N	Walkowski, Andrew M	Miranda, Angela M	Cultrara, Nicholas
Address	81 Claude Dr	114 Claude Dr	68 Claude Dr	81 Claude Dr	6 Colton St	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	50 x 100	50 x 125	75 x 124	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1957 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	910	884	1012	910	958	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 468
SFLA	910	884	1012	910	958	936
Att/Det Gar Sqft	440	308	352	440	352	576
Prior Land	$11,100					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$11,000	$11,000	$12,000	$15,000	$12,000
Sale Date		6/5/2020	10/16/2020	11/8/2018	7/23/2020	7/25/2019
Sale Price		$140,000	$134,900	$115,000	$148,000	$131,600
Time Adj Sale Price		$140,200	$134,900	$122,200	$148,000	$135,600
TADJSP/SQFT		$158.60	$133.30	$134.29	$154.49	$144.87
Total Adj Factors	$58,000	$47,700	$52,300	$56,200	$52,600	$53,000
Adjusted Sale Price		$150,500	$140,600	$124,000	$153,400	$140,600
Comparable Estimate	$142,000 ($156.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-16	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	113.69-3-11
Owner	Jaworski, Albina	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Maldonado, Carlos J
Address	84 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1012	1176	884	1230	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 344	0 0	0 0	0 442	0 560	0 0
SFLA	1107	1012	1176	884	1230	1156
Att/Det Gar Sqft	440	352	440	308	576	280
Prior Land	$7,600					
Prior Total	$76,600					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	10/30/2019
Sale Price		$134,900	$150,000	$140,000	$129,900	$134,500
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$137,200
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$118.69
Total Adj Factors	$56,500	$52,300	$60,000	$47,700	$61,900	$56,400
Adjusted Sale Price		$139,100	$147,000	$149,000	$124,700	$137,300
Comparable Estimate	$139,000 ($125.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-17.1	112.76-1-3	112.76-2-27	112.76-1-11	112.68-2-4	113.78-1-12
Owner	Sikorski, Adam C	Schneider, Kyle R	Change, Courtney L	Keith, John	Kierejewski, Lisa R	Volsch, Dorian C
Address	85 Claude Dr	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	268 Meadowbrook Pkwy	238 Rossler Ave	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 114	50 x 114	52 x 114	40 x 124	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1954 / 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 110
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	1.5	1.5	1.5	1.5	1.5	1.7
Bedrooms	4	4	4	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	909	876	848	864	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 462	0 0	0 0	0 0
SFLA	1326	1305	1314	1256	1296	1411
Att/Det Gar Sqft	400	440	308	364	484	392
Prior Land	$9,700					
Prior Total	$80,200					
Comp Land Estimate	$14,000	$12,000	$12,000	$12,000	$10,000	$12,000
Sale Date		10/21/2020	10/24/2019	10/8/2019	4/26/2019	4/3/2020
Sale Price		$142,500	$129,900	$133,000	$117,000	$185,000
Time Adj Sale Price		$142,500	$132,500	$135,700	$121,700	$185,900
TADJSP/SQFT		$109.20	$100.84	$108.04	$93.90	$131.75
Total Adj Factors	$57,600	$54,300	$54,100	$54,800	$52,100	$88,600
Adjusted Sale Price		$145,800	$136,000	$138,500	$127,200	$154,900
Comparable Estimate	$140,000 ($105.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-15	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	113.69-3-11
Owner	Meden, Steven P	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Maldonado, Carlos J
Address	88 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	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	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1012	1176	884	1230	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 560	0 0
SFLA	1107	1012	1176	884	1230	1156
Att/Det Gar Sqft	399	352	440	308	576	280
Prior Land	$7,600					
Prior Total	$75,300					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	10/30/2019
Sale Price		$134,900	$150,000	$140,000	$129,900	$134,500
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$137,200
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$118.69
Total Adj Factors	$54,000	$52,300	$60,000	$47,700	$61,900	$56,400
Adjusted Sale Price		$136,600	$144,500	$146,500	$122,200	$134,800
Comparable Estimate	$137,000 ($123.76/SFLA)					

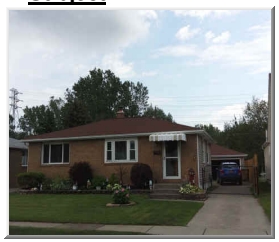
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-16.1	112.83-7-1	112.76-1-3	113.78-1-12	113.70-3-9	113.61-5-12
Owner	Beback Family Trust	Anzalone, Samuel A	Schneider, Kyle R	Volsch, Dorian C	Wisniewski, Nicholas	Whitaker, Carrie L
Address	89 Claude Dr	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	12 Hedley St	206 Crisfield Ave	134 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	51 x 119	50 x 114	50 x 120	48 x 114	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1954 / 0	1952 / 0	1950 / 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 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.5
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	1 / 0	2 / 1	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	1214	858	909	916	930	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 0	0 0	0 470
SFLA	1656	1501	1305	1411	1627	1526
Att/Det Gar Sqft	484	768	440	392	352	484
Prior Land	$9,700					
Prior Total	$84,400					
Comp Land Estimate	$14,000	$12,000	$12,000	$12,000	$11,000	$13,000
Sale Date		9/25/2020	10/21/2020	4/3/2020	3/22/2019	11/6/2019
Sale Price		$180,000	$142,500	$185,000	$170,000	$129,900
Time Adj Sale Price		$180,000	$142,500	$185,900	$177,400	$132,100
TADJSP/SQFT		$119.92	$109.20	$131.75	$109.04	$86.57
Total Adj Factors	$66,500	$70,100	$54,300	$88,600	$80,000	$65,900
Adjusted Sale Price		$176,400	$154,700	$163,800	$163,900	$132,700
Comparable Estimate	$158,000 ($95.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-14	112.76-4-20	113.77-4-23	113.69-3-11	112.75-5-28	112.76-4-8
Owner	Reinhart, Amanda L	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Kromphardt, Eric J	Marino, Jillian M
Address	92 Claude Dr	68 Claude Dr	81 Alaska St	102 Alaska St	293 Shanley St	114 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 117	51 x 114	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1958 / 0	1955 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	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	1107	1012	1176	1156	1230	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 288	0 0	0 0	0 0	0 560	0 442
SFLA	1107	1012	1176	1156	1230	884
Att/Det Gar Sqft	672	352	440	280	576	308
Prior Land	$7,600					
Prior Total	$89,000					
Comp Land Estimate	$11,000	$11,000	$12,000	$12,000	$12,000	$11,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	6/17/2020	6/5/2020
Sale Price		$134,900	$150,000	$134,500	$129,900	$140,000
Time Adj Sale Price		$134,900	$150,500	$137,200	$130,100	$140,200
TADJSP/SQFT		$133.30	$127.98	$118.69	$105.77	$158.60
Total Adj Factors	$58,500	$52,300	$60,000	$56,400	$61,900	$47,700
Adjusted Sale Price		$141,100	$149,000	$139,300	$126,700	$151,000
Comparable Estimate	$141,000 ($127.37/SFLA)					

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

Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-15	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.75-5-20
Owner	Czaplinski, John	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Cultrara, Nicholas
Address	93 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	75 x 124	50 x 100	50 x 125	51 x 114
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	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	936	884	958	1012	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 442	0 0	0 0	0 0	0 468
SFLA	936	884	958	1012	910	936
Att/Det Gar Sqft	440	308	352	352	440	576
Prior Land	$11,100					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$131,600
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$135,600
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$144.87
Total Adj Factors	$50,100	$47,700	$52,600	$52,300	$56,200	$53,000
Adjusted Sale Price		$142,600	$145,500	$132,700	$116,100	$132,700
Comparable Estimate	$134,000 ($143.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-13	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	113.69-3-11
Owner	Kapturowski, Andrew	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Maldonado, Carlos J
Address	96 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	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	1107	1012	1176	884	1230	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 560	0 0
SFLA	1107	1012	1176	884	1230	1156
Att/Det Gar Sqft	315	352	440	308	576	280
Prior Land	$7,600					
Prior Total	$81,800					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	10/30/2019
Sale Price		$134,900	$150,000	$140,000	$129,900	$134,500
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$137,200
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$118.69
Total Adj Factors	$57,600	$52,300	$60,000	$47,700	$61,900	$56,400
Adjusted Sale Price		$140,200	$148,100	$150,100	$125,800	$138,400
Comparable Estimate	$141,000 ($127.37/SFLA)					

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

Roll Year: 2021

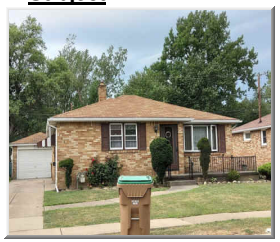
Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-14	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.75-5-20
Owner	Kaznica, Robert P Jr	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Cultrara, Nicholas
Address	97 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	75 x 124	50 x 100	50 x 125	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	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	936	884	958	1012	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 442	0 0	0 0	0 0	0 468
SFLA	936	884	958	1012	910	936
Att/Det Gar Sqft	440	308	352	352	440	576
Prior Land	$11,100					
Prior Total	$71,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$131,600
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$135,600
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$144.87
Total Adj Factors	$51,200	$47,700	$52,600	$52,300	$56,200	$53,000
Adjusted Sale Price		$143,700	$146,600	$133,800	$117,200	$133,800
Comparable Estimate	$135,000 ($144.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-12	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	113.69-3-11
Owner	Simmons, Thomas M	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Maldonado, Carlos J
Address	100 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	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	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1012	1176	884	1230	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 344	0 0	0 0	0 442	0 560	0 0
SFLA	1107	1012	1176	884	1230	1156
Att/Det Gar Sqft	440	352	440	308	576	280
Prior Land	$7,600					
Prior Total	$75,600					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	10/30/2019
Sale Price		$134,900	$150,000	$140,000	$129,900	$134,500
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$137,200
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$118.69
Total Adj Factors	$55,100	$52,300	$60,000	$47,700	$61,900	$56,400
Adjusted Sale Price		$137,700	$145,600	$147,600	$123,300	$135,900
Comparable Estimate	$138,000 ($124.66/SFLA)					

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

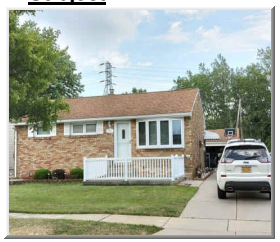
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-13.1	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Hicks, Megghan E	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	101 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 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 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	2
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	884	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	877	884
Att/Det Gar Sqft	352	308	352	352	280	304
Prior Land	$12,800					
Prior Total	$69,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$47,800	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$140,300	$143,200	$130,400	$122,300	$114,400
Comparable Estimate	$130,000 ($147.06/SFLA)					

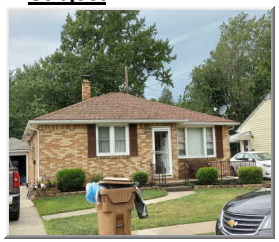
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-11	112.76-4-20	113.77-4-23	112.76-4-8	112.75-5-28	113.69-3-11
Owner	Szczerbiak, Rose Marie	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M	Kromphardt, Eric J	Maldonado, Carlos J
Address	104 Claude Dr	68 Claude Dr	81 Alaska St	114 Claude Dr	293 Shanley St	102 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 117	50 x 100	51 x 114	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
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	1107	1012	1176	884	1230	1156
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 560	0 0
SFLA	1107	1012	1176	884	1230	1156
Att/Det Gar Sqft	280	352	440	308	576	280
Prior Land	$7,600					
Prior Total	$75,000					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/16/2020	5/27/2020	6/5/2020	6/17/2020	10/30/2019
Sale Price		$134,900	$150,000	$140,000	$129,900	$134,500
Time Adj Sale Price		$134,900	$150,500	$140,200	$130,100	$137,200
TADJSP/SQFT		$133.30	$127.98	$158.60	$105.77	$118.69
Total Adj Factors	$55,600	$52,300	$60,000	$47,700	$61,900	$56,400
Adjusted Sale Price		$138,200	$146,100	$148,100	$123,800	$136,400
Comparable Estimate	$139,000 ($125.56/SFLA)					

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

Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-12.1	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Schneider, Philip P	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	105 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
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	1960 / 0	1958 / 0	1961 / 0	1958 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	884	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	877	884
Att/Det Gar Sqft	484	308	352	352	280	304
Prior Land	$9,700					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$52,900	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$145,400	$148,300	$135,500	$127,400	$119,500
Comparable Estimate	$135,000 ($152.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-10	113.77-4-23	112.75-5-28	112.76-4-20	113.69-3-11	113.61-3-23
Owner	Wagner Sarah K	Wayne, Alexis M	Kromphardt, Eric J	Karki, Deo N	Maldonado, Carlos J	Campbell, Errol T
Address	108 Claude Dr	81 Alaska St	293 Shanley St	68 Claude Dr	102 Alaska St	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 117	51 x 114	50 x 100	50 x 117	60 x 117
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	1957 / 0	1958 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air 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	1142	1176	1230	1012	1156	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 0	0 0
SFLA	1142	1176	1230	1012	1156	1306
Att/Det Gar Sqft	308	440	576	352	280	294
Prior Land	$7,600					
Prior Total	$76,600					
Comp Land Estimate	$11,000	$12,000	$12,000	$11,000	$12,000	$13,000
Sale Date		5/27/2020	6/17/2020	10/16/2020	10/30/2019	6/12/2020
Sale Price		$150,000	$129,900	$134,900	$134,500	$131,000
Time Adj Sale Price		$150,500	$130,100	$134,900	$137,200	$131,200
TADJSP/SQFT		$127.98	$105.77	$133.30	$118.69	$100.46
Total Adj Factors	$55,900	$60,000	$61,900	$52,300	$56,400	$76,900
Adjusted Sale Price		$146,400	$124,100	$138,500	$136,700	$110,200
Comparable Estimate	$131,000 ($114.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-11.1	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	113.70-1-12
Owner	Borowiak Joseph V	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Shenk, Amanda
Address	109 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 125	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1960 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	884	884	958	1012	910	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	910	877
Att/Det Gar Sqft	440	308	352	352	440	280
Prior Land	$12,800					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	6/17/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$116,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$119,900
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$136.72
Total Adj Factors	$56,500	$47,700	$52,600	$52,300	$56,200	$45,400
Adjusted Sale Price		$149,000	$151,900	$139,100	$122,500	$131,000
Comparable Estimate	$139,000 ($157.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-9	112.76-4-8	112.76-4-20	112.67-4-25	112.76-5-18	112.75-5-20
Owner	Puntoriero, Katie	Marino, Jillian M	Karki, Deo N	Miranda, Angela M	Walkowski, Andrew M	Cultrara, Nicholas
Address	110 Claude Dr	114 Claude Dr	68 Claude Dr	6 Colton St	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 100	75 x 124	50 x 125	51 x 114
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	1012	958	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 468
SFLA	884	884	1012	958	910	936
Att/Det Gar Sqft	350	308	352	352	440	576
Prior Land	$9,900					
Prior Total	$67,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		6/5/2020	10/16/2020	7/23/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$134,900	$148,000	$115,000	$131,600
Time Adj Sale Price		$140,200	$134,900	$148,000	$122,200	$135,600
TADJSP/SQFT		$158.60	$133.30	$154.49	$134.29	$144.87
Total Adj Factors	$46,200	$47,700	$52,300	$52,600	$56,200	$53,000
Adjusted Sale Price		$138,700	$128,800	$141,600	$112,200	$128,800
Comparable Estimate	$130,000 ($147.06/SFLA)					

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

Roll Year: 2021

Option : 120_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-10.12	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Ciura, Joseph	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	111 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 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 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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	877	884
Att/Det Gar Sqft	528	308	352	352	280	304
Prior Land	$11,100					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$48,000	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$140,500	$143,400	$130,600	$122,500	$114,600
Comparable Estimate	$130,000 ($147.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-8	112.76-4-8	112.76-4-20	112.67-4-25	112.76-5-18	112.75-5-20
Owner	Marino, Jillian M	Marino, Jillian M	Karki, Deo N	Miranda, Angela M	Walkowski, Andrew M	Cultrara, Nicholas
Address	114 Claude Dr	114 Claude Dr	68 Claude Dr	6 Colton St	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 100	75 x 124	50 x 125	51 x 114
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	1012	958	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 0	0 468
SFLA	884	884	1012	958	910	936
Att/Det Gar Sqft	308	308	352	352	440	576
Prior Land	$9,900					
Prior Total	$69,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		6/5/2020	10/16/2020	7/23/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$134,900	$148,000	$115,000	$131,600
Time Adj Sale Price		$140,200	$134,900	$148,000	$122,200	$135,600
TADJSP/SQFT		$158.60	$133.30	$154.49	$134.29	$144.87
Total Adj Factors	$48,400	$47,700	$52,300	$52,600	$56,200	$53,000
Adjusted Sale Price		$140,900	$131,000	$143,800	$114,400	$131,000
Comparable Estimate	$132,000 ($149.32/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	112.76-5-9.111	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	113.70-1-12
Owner	Thompson, Brian A	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Shenk, Amanda
Address	115 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 125	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	884	958	1012	910	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	910	884	958	1012	910	877
Att/Det Gar Sqft	440	308	352	352	440	280
Prior Land	$12,800					
Prior Total	$69,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	6/17/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$116,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$119,900
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$136.72
Total Adj Factors	$51,900	$47,700	$52,600	$52,300	$56,200	$45,400
Adjusted Sale Price		$144,400	$147,300	$134,500	$117,900	$126,400
Comparable Estimate	$134,000 ($147.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-7	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.75-5-20
Owner	Andrews, Candace L	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Cultrara, Nicholas
Address	118 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	75 x 124	50 x 100	50 x 125	51 x 114
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	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	897	884	958	1012	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 0	0 468
SFLA	897	884	958	1012	910	936
Att/Det Gar Sqft	308	308	352	352	440	576
Prior Land	$9,900					
Prior Total	$69,000					
Comp Land Estimate	$11,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$131,600
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$135,600
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$144.87
Total Adj Factors	$48,200	$47,700	$52,600	$52,300	$56,200	$53,000
Adjusted Sale Price		$140,700	$143,600	$130,800	$114,200	$130,800
Comparable Estimate	$132,000 ($147.16/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	112.76-5-8.11	112.76-4-8	112.67-4-25	112.76-4-20	112.75-5-20	112.76-5-18
Owner	Kolacz, John J	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Cultrara, Nicholas	Walkowski, Andrew M
Address	119 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	261 Shanley St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	51 x 114	50 x 125
Building 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	01 Wood
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	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	932	884	958	1012	936	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 468	0 0
SFLA	932	884	958	1012	936	910
Att/Det Gar Sqft	440	308	352	352	576	440
Prior Land	$9,700					
Prior Total	$72,900					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	7/25/2019	11/8/2018
Sale Price		$140,000	$148,000	$134,900	$131,600	$115,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$135,600	$122,200
TADJSP/SQFT		$158.60	$154.49	$133.30	$144.87	$134.29
Total Adj Factors	$50,200	$47,700	$52,600	$52,300	$53,000	$56,200
Adjusted Sale Price		$142,700	$145,600	$132,800	$132,800	$116,200
Comparable Estimate	$134,000 ($143.78/SFLA)					

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

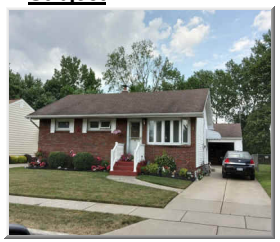
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-6	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.75-5-20
Owner	Peper, Christopher J	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Cultrara, Nicholas
Address	122 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	75 x 124	50 x 100	50 x 125	51 x 114
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	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	884	884	958	1012	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 442	0 0	0 0	0 0	0 468
SFLA	884	884	958	1012	910	936
Att/Det Gar Sqft	528	308	352	352	440	576
Prior Land	$9,900					
Prior Total	$68,000					
Comp Land Estimate	$11,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$131,600
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$135,600
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$144.87
Total Adj Factors	$48,100	$47,700	$52,600	$52,300	$56,200	$53,000
Adjusted Sale Price		$140,600	$143,500	$130,700	$114,100	$130,700
Comparable Estimate	$132,000 ($149.32/SFLA)					

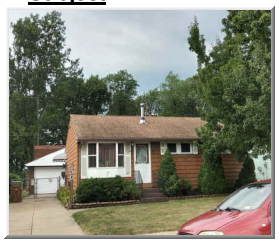
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-7.11	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Lunghino, Richard P	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	123 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 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 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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	877	884
Att/Det Gar Sqft	352	308	352	352	280	304
Prior Land	$9,700					
Prior Total	$70,300					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$47,700	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$140,200	$143,100	$130,300	$122,200	$114,300
Comparable Estimate	$130,000 ($147.06/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-5	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.67-5-1.1
Owner	Dzierba, Raymond A	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Miller, Lisa June
Address	126 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	75 x 124	50 x 100	50 x 125	212 x 153
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	897	884	958	1012	910	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 442	0 0	0 0	0 0	0 0
SFLA	897	884	958	1012	910	884
Att/Det Gar Sqft	308	308	352	352	440	304
Prior Land	$9,900					
Prior Total	$67,000					
Comp Land Estimate	$11,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$137.78
Total Adj Factors	$46,600	$47,700	$52,600	$52,300	$56,200	$55,200
Adjusted Sale Price		$139,100	$142,000	$129,200	$112,600	$113,200
Comparable Estimate	$127,000 ($141.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-6.1	112.76-4-8	112.76-4-20	112.67-4-25	112.75-5-20	112.76-5-18
Owner	Bartoszek Christine J	Marino, Jillian M	Karki, Deo N	Miranda, Angela M	Cultrara, Nicholas	Walkowski, Andrew M
Address	127 Claude Dr	114 Claude Dr	68 Claude Dr	6 Colton St	261 Shanley St	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	50 x 100	75 x 124	51 x 114	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	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	944	884	1012	958	936	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 468	0 0
SFLA	944	884	1012	958	936	910
Att/Det Gar Sqft	440	308	352	352	576	440
Prior Land	$9,700					
Prior Total	$72,900					
Comp Land Estimate	$14,000	$11,000	$11,000	$15,000	$12,000	$12,000
Sale Date		6/5/2020	10/16/2020	7/23/2020	7/25/2019	11/8/2018
Sale Price		$140,000	$134,900	$148,000	$131,600	$115,000
Time Adj Sale Price		$140,200	$134,900	$148,000	$135,600	$122,200
TADJSP/SQFT		$158.60	$133.30	$154.49	$144.87	$134.29
Total Adj Factors	$50,700	$47,700	$52,300	$52,600	$53,000	$56,200
Adjusted Sale Price		$143,200	$133,300	$146,100	$133,300	$116,700
Comparable Estimate	$135,000 ($143.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-4	112.76-4-20	112.76-4-8	112.67-4-25	113.69-4-1	113.77-4-23
Owner	Setlock, Ronald	Karki, Deo N	Marino, Jillian M	Miranda, Angela M	Wilson, Amanda	Wayne, Alexis M
Address	130 Claude Dr	68 Claude Dr	114 Claude Dr	6 Colton St	80 Colby St	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	50 x 100	75 x 124	35 x 125	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1961 / 0	1964 / 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 No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	1012	884	958	1020	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 300	0 0
SFLA	1004	1012	884	958	1020	1176
Att/Det Gar Sqft	528	352	308	352	300	440
Prior Land	$10,900					
Prior Total	$74,400					
Comp Land Estimate	$11,000	$11,000	$11,000	$15,000	$9,000	$12,000
Sale Date		10/16/2020	6/5/2020	7/23/2020	4/11/2020	5/27/2020
Sale Price		$134,900	$140,000	$148,000	$115,000	$150,000
Time Adj Sale Price		$134,900	$140,200	$148,000	$115,600	$150,500
TADJSP/SQFT		$133.30	$158.60	$154.49	$113.33	$127.98
Total Adj Factors	$52,800	$52,300	$47,700	$52,600	$51,200	$60,000
Adjusted Sale Price		$135,400	$145,300	$148,200	$117,200	$143,300
Comparable Estimate	$138,000 ($137.45/SFLA)					

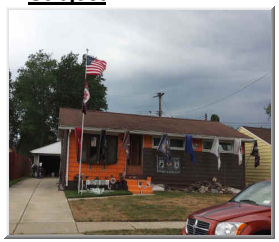
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

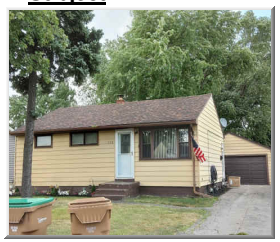
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-5.12	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	113.70-1-12
Owner	Szymanski, Edmund M	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Shenk, Amanda
Address	131 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 100	75 x 124	50 x 100	50 x 125	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	884	884	958	1012	910	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	910	877
Att/Det Gar Sqft	320	308	352	352	440	280
Prior Land	$11,100					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	6/17/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$116,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$119,900
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$136.72
Total Adj Factors	$46,200	$47,700	$52,600	$52,300	$56,200	$45,400
Adjusted Sale Price		$138,700	$141,600	$128,800	$112,200	$120,700
Comparable Estimate	$128,000 ($144.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-3	112.76-4-8	112.67-4-25	112.76-4-20	112.76-5-18	112.75-5-20
Owner	Root, Shirley A	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Walkowski, Andrew M	Cultrara, Nicholas
Address	134 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	81 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 100	75 x 124	50 x 100	50 x 125	51 x 114
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air 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	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	897	884	958	1012	910	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 468
SFLA	897	884	958	1012	910	936
Att/Det Gar Sqft	308	308	352	352	440	576
Prior Land	$7,600					
Prior Total	$70,600					
Comp Land Estimate	$11,000	$11,000	$15,000	$11,000	$12,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	11/8/2018	7/25/2019
Sale Price		$140,000	$148,000	$134,900	$115,000	$131,600
Time Adj Sale Price		$140,200	$148,000	$134,900	$122,200	$135,600
TADJSP/SQFT		$158.60	$154.49	$133.30	$134.29	$144.87
Total Adj Factors	$45,600	$47,700	$52,600	$52,300	$56,200	$53,000
Adjusted Sale Price		$138,100	$141,000	$128,200	$111,600	$128,200
Comparable Estimate	$129,000 ($143.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-4.1	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Bartoszek, Kimberly A	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	135 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 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 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	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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	910	884	958	1012	877	884
Att/Det Gar Sqft	440	308	352	352	280	304
Prior Land	$9,700					
Prior Total	$72,700					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$50,200	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$142,700	$145,600	$132,800	$124,700	$116,800
Comparable Estimate	$133,000 ($146.15/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-2	113.61-3-23	112.75-5-28	113.77-4-23	113.69-3-11	112.76-4-20
Owner	McDougall, John A	Campbell, Errol T	Kromphardt, Eric J	Wayne, Alexis M	Maldonado, Carlos J	Karki, Deo N
Address	138 Claude Dr	195 Medina St	293 Shanley St	81 Alaska St	102 Alaska St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 100	60 x 117	51 x 114	50 x 117	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1957 / 0	1958 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	1262	1306	1230	1176	1156	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 0	0 0
SFLA	1262	1306	1230	1176	1156	1012
Att/Det Gar Sqft	396	294	576	440	280	352
Prior Land	$7,600					
Prior Total	$78,500					
Comp Land Estimate	$11,000	$13,000	$12,000	$12,000	$12,000	$11,000
Sale Date		6/12/2020	6/17/2020	5/27/2020	10/30/2019	10/16/2020
Sale Price		$131,000	$129,900	$150,000	$134,500	$134,900
Time Adj Sale Price		$131,200	$130,100	$150,500	$137,200	$134,900
TADJSP/SQFT		$100.46	$105.77	$127.98	$118.69	$133.30
Total Adj Factors	$59,600	$76,900	$61,900	$60,000	$56,400	$52,300
Adjusted Sale Price		$113,900	$127,800	$150,100	$140,400	$142,200
Comparable Estimate	$135,000 ($106.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-3.1	112.76-4-8	112.67-4-25	112.76-4-20	113.70-1-12	112.67-5-1.1
Owner	Milligan, Ronald M	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Shenk, Amanda	Miller, Lisa June
Address	139 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	14 Glidden St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 175	50 x 100	75 x 124	50 x 100	50 x 120	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1958 / 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 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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	958	1012	877	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	884	884	958	1012	877	884
Att/Det Gar Sqft	440	308	352	352	280	304
Prior Land	$12,800					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$12,000	$21,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	6/17/2019	9/10/2019
Sale Price		$140,000	$148,000	$134,900	$116,000	$119,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$119,900	$121,800
TADJSP/SQFT		$158.60	$154.49	$133.30	$136.72	$137.78
Total Adj Factors	$48,500	$47,700	$52,600	$52,300	$45,400	$55,200
Adjusted Sale Price		$141,000	$143,900	$131,100	$123,000	$115,100
Comparable Estimate	$131,000 ($148.19/SFLA)					

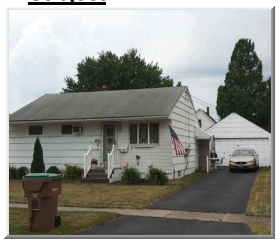
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-4-1	112.76-4-8	112.67-4-25	112.76-4-20	112.67-5-1.1	112.76-5-18
Owner	Kaznica, Robert P	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Miller, Lisa June	Walkowski, Andrew M
Address	144 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	354 Pleasant Pkwy	81 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	80 x 100	50 x 100	75 x 124	50 x 100	212 x 153	50 x 125
Building 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	01 Wood
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	897	884	958	1012	884	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 0	0 0
SFLA	897	884	958	1012	884	910
Att/Det Gar Sqft	416	308	352	352	304	440
Prior Land	$9,800					
Prior Total	$74,500					
Comp Land Estimate	$14,000	$11,000	$15,000	$11,000	$21,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	9/10/2019	11/8/2018
Sale Price		$140,000	$148,000	$134,900	$119,000	$115,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$121,800	$122,200
TADJSP/SQFT		$158.60	$154.49	$133.30	$137.78	$134.29
Total Adj Factors	$50,100	$47,700	$52,600	$52,300	$55,200	$56,200
Adjusted Sale Price		$142,600	$145,500	$132,700	$116,700	$116,100
Comparable Estimate	$131,000 ($146.04/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-5-1.1	112.76-4-20	112.67-4-25	113.69-4-1	112.76-4-8	113.77-4-23
Owner	Brauen, Becky	Karki, Deo N	Miranda, Angela M	Wilson, Amanda	Marino, Jillian M	Wayne, Alexis M
Address	145 Claude Dr	68 Claude Dr	6 Colton St	80 Colby St	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 175	50 x 100	75 x 124	35 x 125	50 x 100	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 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	3 Hot wtr/stm 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 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	1012	958	1020	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 442	0 0
SFLA	1020	1012	958	1020	884	1176
Att/Det Gar Sqft	420	352	352	300	308	440
Prior Land	$10,800					
Prior Total	$76,900					
Comp Land Estimate	$16,000	$11,000	$15,000	$9,000	$11,000	$12,000
Sale Date		10/16/2020	7/23/2020	4/11/2020	6/5/2020	5/27/2020
Sale Price		$134,900	$148,000	$115,000	$140,000	$150,000
Time Adj Sale Price		$134,900	$148,000	$115,600	$140,200	$150,500
TADJSP/SQFT		$133.30	$154.49	$113.33	$158.60	$127.98
Total Adj Factors	$55,600	$52,300	$52,600	$51,200	$47,700	$60,000
Adjusted Sale Price		$138,200	$151,000	$120,000	$148,100	$146,100
Comparable Estimate	$141,000 ($138.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-16	112.75-5-28	113.77-4-23	113.61-3-23	112.67-4-25	113.69-4-1
Owner	Rydzynski, Lawrence R	Kromphardt, Eric J	Wayne, Alexis M	Campbell, Errol T	Miranda, Angela M	Wilson, Amanda
Address	146 Claude Dr	293 Shanley St	81 Alaska St	195 Medina St	6 Colton St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	51 x 114	50 x 117	60 x 117	75 x 124	35 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1957 / 0	1958 / 0	1957 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1221	1230	1176	1306	958	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 135	0 560	0 0	0 0	0 0	0 300
SFLA	1221	1230	1176	1306	958	1020
Att/Det Gar Sqft	322	576	440	294	352	300
Prior Land	$12,200					
Prior Total	$80,000					
Comp Land Estimate	$14,000	$12,000	$12,000	$13,000	$15,000	$9,000
Sale Date		6/17/2020	5/27/2020	6/12/2020	7/23/2020	4/11/2020
Sale Price		$129,900	$150,000	$131,000	$148,000	$115,000
Time Adj Sale Price		$130,100	$150,500	$131,200	$148,000	$115,600
TADJSP/SQFT		$105.77	$127.98	$100.46	$154.49	$113.33
Total Adj Factors	$60,900	$61,900	$60,000	$76,900	$52,600	$51,200
Adjusted Sale Price		$129,100	$151,400	$115,200	$156,300	$125,300
Comparable Estimate	$135,000 ($110.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-15	112.67-4-25	112.76-4-8	113.69-4-1	112.67-5-1.1	112.76-4-20
Owner	Dantonio Dominic	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Miller, Lisa June	Karki, Deo N
Address	150 Claude Dr	6 Colton St	114 Claude Dr	80 Colby St	354 Pleasant Pkwy	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	75 x 124	50 x 100	35 x 125	212 x 153	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1961 / 0	1958 / 0	1964 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	958	958	884	1020	884	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 300	0 0	0 0
SFLA	958	958	884	1020	884	1012
Att/Det Gar Sqft	619	352	308	300	304	352
Prior Land	$9,400					
Prior Total	$73,200					
Comp Land Estimate	$14,000	$15,000	$11,000	$9,000	$21,000	$11,000
Sale Date		7/23/2020	6/5/2020	4/11/2020	9/10/2019	10/16/2020
Sale Price		$148,000	$140,000	$115,000	$119,000	$134,900
Time Adj Sale Price		$148,000	$140,200	$115,600	$121,800	$134,900
TADJSP/SQFT		$154.49	$158.60	$113.33	$137.78	$133.30
Total Adj Factors	$52,100	$52,600	$47,700	$51,200	$55,200	$52,300
Adjusted Sale Price		$147,500	$144,600	$116,500	$118,700	$134,700
Comparable Estimate	$132,000 ($137.79/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	112.68-4-18	112.76-4-8	112.67-4-25	112.67-5-1.1	113.69-4-1	112.76-4-20
Owner	Mazurkiewicz, Martin S	Marino, Jillian M	Miranda, Angela M	Miller, Lisa June	Wilson, Amanda	Karki, Deo N
Address	151 Claude Dr	114 Claude Dr	6 Colton St	354 Pleasant Pkwy	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	67 x 114	50 x 100	75 x 124	212 x 153	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1958 / 0	1961 / 0	1963 / 0	1964 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	897	884	958	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 300	0 0
SFLA	897	884	958	884	1020	1012
Att/Det Gar Sqft	440	308	352	304	300	352
Prior Land	$12,300					
Prior Total	$71,000					
Comp Land Estimate	$14,000	$11,000	$15,000	$21,000	$9,000	$11,000
Sale Date		6/5/2020	7/23/2020	9/10/2019	4/11/2020	10/16/2020
Sale Price		$140,000	$148,000	$119,000	$115,000	$134,900
Time Adj Sale Price		$140,200	$148,000	$121,800	$115,600	$134,900
TADJSP/SQFT		$158.60	$154.49	$137.78	$113.33	$133.30
Total Adj Factors	$50,300	$47,700	$52,600	$55,200	$51,200	$52,300
Adjusted Sale Price		$142,800	$145,700	$116,900	$114,700	$132,900
Comparable Estimate	$131,000 ($146.04/SFLA)					

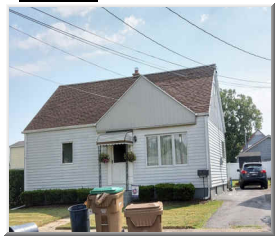
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-14	112.83-7-1	112.76-1-3	113.70-3-9	113.61-5-12	113.78-1-12
Owner	Sarama, Daniel J	Anzalone, Samuel A	Schneider, Kyle R	Wisniewski, Nicholas	Whitaker, Carrie L	Volsch, Dorian C
Address	154 Claude Dr	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	206 Crisfield Ave	134 Hedley St	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	51 x 119	50 x 114	48 x 114	60 x 120	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1957 / 0	1952 / 0	1950 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 1	1 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1180	858	909	930	1050	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 100	0 0	0 0	0 470	0 0
SFLA	1690	1501	1305	1627	1526	1411
Att/Det Gar Sqft	440	768	440	352	484	392
Prior Land	$12,200					
Prior Total	$88,000					
Comp Land Estimate	$14,000	$12,000	$12,000	$11,000	$13,000	$12,000
Sale Date		9/25/2020	10/21/2020	3/22/2019	11/6/2019	4/3/2020
Sale Price		$180,000	$142,500	$170,000	$129,900	$185,000
Time Adj Sale Price		$180,000	$142,500	$177,400	$132,100	$185,900
TADJSP/SQFT		$119.92	$109.20	$109.04	$86.57	$131.75
Total Adj Factors	$69,200	$70,100	$54,300	$80,000	$65,900	$88,600
Adjusted Sale Price		$179,100	$157,400	$166,600	$135,400	$166,500
Comparable Estimate	$161,000 ($95.27/SFLA)					

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

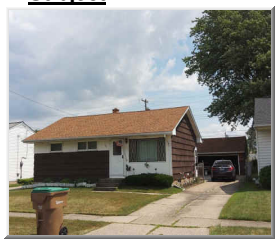
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-19	113.61-3-23	112.75-5-28	113.77-4-23	112.67-4-25	113.69-4-1
Owner	Dantonio, Dominic	Campbell, Errol T	Kromphardt, Eric J	Wayne, Alexis M	Miranda, Angela M	Wilson, Amanda
Address	155 Claude Dr	195 Medina St	293 Shanley St	81 Alaska St	6 Colton St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	60 x 117	51 x 114	50 x 117	75 x 124	35 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1957 / 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 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1252	1306	1230	1176	958	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 0	0 560	0 0	0 0	0 300
SFLA	1252	1306	1230	1176	958	1020
Att/Det Gar Sqft	500	294	576	440	352	300
Prior Land	$11,700					
Prior Total	$96,280					
Comp Land Estimate	$12,000	$13,000	$12,000	$12,000	$15,000	$9,000
Sale Date		6/12/2020	6/17/2020	5/27/2020	7/23/2020	4/11/2020
Sale Price		$131,000	$129,900	$150,000	$148,000	$115,000
Time Adj Sale Price		$131,200	$130,100	$150,500	$148,000	$115,600
TADJSP/SQFT		$100.46	$105.77	$127.98	$154.49	$113.33
Total Adj Factors	$62,500	$76,900	$61,900	$60,000	$52,600	$51,200
Adjusted Sale Price		$116,800	$130,700	$153,000	$157,900	$126,900
Comparable Estimate	$137,000 ($109.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-13	102.18-2-13	113.70-8-1.1	113.69-3-3	113.47-3-20	113.48-8-7
Owner	Munaf, Abdul	Leli, Susan	Farnham, William D	Rwanika, Francine	McGuire, Aubrey R	Parker, Robert J
Address	158 Claude Dr	138 Lemoine Ave	207 Parker St	144 Alaska St	177 Kennedy Rd	50 Patricia Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	60 x 110	114 x 114	60 x 117	52 x 102	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1952 / 0	1955 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	2.0	2.0
Bedrooms	5	5	4	6	4	4
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	1107	1338	1553	1320	832	858
2nd Sty Area	837	980	0	1320	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2079	2591	2597	2640	1664	1716
Att/Det Gar Sqft	460	399	552	484		528
Prior Land	$12,200					
Prior Total	$88,000					
Comp Land Estimate	$14,000	$13,000	$18,000	$13,000	$11,000	$11,000
Sale Date		9/23/2020	7/18/2018	5/19/2020	2/7/2020	9/12/2019
Sale Price		$169,900	$165,000	$165,000	$130,000	$160,000
Time Adj Sale Price		$169,900	$179,400	$165,600	$131,100	$163,800
TADJSP/SQFT		$65.57	$69.08	$62.73	$78.79	$95.45
Total Adj Factors	$75,200	$91,500	$96,600	$87,100	$57,000	$65,300
Adjusted Sale Price		$153,600	$158,000	$153,700	$149,300	$173,700
Comparable Estimate	$158,000 ($76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-20	112.67-4-25	113.69-4-1	112.76-4-20	112.76-4-8	113.77-4-23
Owner	Kohut, Shari	Miranda, Angela M	Wilson, Amanda	Karki, Deo N	Marino, Jillian M	Wayne, Alexis M
Address	159 Claude Dr	6 Colton St	80 Colby St	68 Claude Dr	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	75 x 124	35 x 125	50 x 100	50 x 100	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1964 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1065	958	1020	1012	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 442	0 0
SFLA	1065	958	1020	1012	884	1176
Att/Det Gar Sqft	440	352	300	352	308	440
Prior Land	$8,100					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$15,000	$9,000	$11,000	$11,000	$12,000
Sale Date		7/23/2020	4/11/2020	10/16/2020	6/5/2020	5/27/2020
Sale Price		$148,000	$115,000	$134,900	$140,000	$150,000
Time Adj Sale Price		$148,000	$115,600	$134,900	$140,200	$150,500
TADJSP/SQFT		$154.49	$113.33	$133.30	$158.60	$127.98
Total Adj Factors	$54,200	$52,600	$51,200	$52,300	$47,700	$60,000
Adjusted Sale Price		$149,600	$118,600	$136,800	$146,700	$144,700
Comparable Estimate	$139,000 ($130.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-12	112.68-1-27	112.76-1-3	112.68-1-30	113.61-4-24	112.76-1-11
Owner	Graham, James E	Klein, Brian J	Schneider, Kyle R	Rozwood, Colleen	Toledo-Castro, Oudaliz	Keith, John
Address	162 Claude Dr	49 Colton St	300 Meadowbrook Pkwy	61 Colton St	205 Alaska St	268 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	45 x 124	50 x 114	45 x 124	45 x 117	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1955 / 0	1957 / 0	1955 / 0	1951 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	720	909	832	825	848
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 0
SFLA	1144	1080	1305	1192	1221	1256
Att/Det Gar Sqft	391	280	440	320		364
Prior Land	$12,000					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$11,000	$12,000	$11,000	$11,000	$12,000
Sale Date		10/1/2020	10/21/2020	4/15/2019	8/31/2020	10/8/2019
Sale Price		$125,000	$142,500	$145,000	$115,000	$133,000
Time Adj Sale Price		$125,000	$142,500	$150,800	$115,000	$135,700
TADJSP/SQFT		$115.74	$109.20	$126.51	$94.19	$108.04
Total Adj Factors	$50,300	$44,700	$54,300	$49,800	$27,700	$54,800
Adjusted Sale Price		$130,600	$138,500	$151,300	$137,600	$131,200
Comparable Estimate	$138,000 ($120.63/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	112.68-4-21	112.76-4-8	112.67-4-25	112.67-5-1.1	113.69-4-1	112.76-4-20
Owner	Pajak, Stephen H	Marino, Jillian M	Miranda, Angela M	Miller, Lisa June	Wilson, Amanda	Karki, Deo N
Address	163 Claude Dr	114 Claude Dr	6 Colton St	354 Pleasant Pkwy	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 100	75 x 124	212 x 153	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1958 / 0	1961 / 0	1963 / 0	1964 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	884	884	958	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 448	0 442	0 0	0 0	0 300	0 0
SFLA	884	884	958	884	1020	1012
Att/Det Gar Sqft	440	308	352	304	300	352
Prior Land	$8,100					
Prior Total	$69,400					
Comp Land Estimate	$12,000	$11,000	$15,000	$21,000	$9,000	$11,000
Sale Date		6/5/2020	7/23/2020	9/10/2019	4/11/2020	10/16/2020
Sale Price		$140,000	$148,000	$119,000	$115,000	$134,900
Time Adj Sale Price		$140,200	$148,000	$121,800	$115,600	$134,900
TADJSP/SQFT		$158.60	$154.49	$137.78	$113.33	$133.30
Total Adj Factors	$47,300	$47,700	$52,600	$55,200	$51,200	$52,300
Adjusted Sale Price		$139,800	$142,700	$113,900	$111,700	$129,900
Comparable Estimate	$128,000 ($144.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-11	112.67-4-25	113.69-4-1	112.76-4-20	112.76-4-8	112.67-5-1.1
Owner	Kohut-Dempsey Shari L	Miranda, Angela M	Wilson, Amanda	Karki, Deo N	Marino, Jillian M	Miller, Lisa June
Address	166 Claude Dr	6 Colton St	80 Colby St	68 Claude Dr	114 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	75 x 124	35 x 125	50 x 100	50 x 100	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1964 / 0	1958 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 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	986	958	1020	1012	884	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 442	0 0
SFLA	986	958	1020	1012	884	884
Att/Det Gar Sqft	345	352	300	352	308	304
Prior Land	$9,200					
Prior Total	$73,900					
Comp Land Estimate	$13,000	$15,000	$9,000	$11,000	$11,000	$21,000
Sale Date		7/23/2020	4/11/2020	10/16/2020	6/5/2020	9/10/2019
Sale Price		$148,000	$115,000	$134,900	$140,000	$119,000
Time Adj Sale Price		$148,000	$115,600	$134,900	$140,200	$121,800
TADJSP/SQFT		$154.49	$113.33	$133.30	$158.60	$137.78
Total Adj Factors	$50,700	$52,600	$51,200	$52,300	$47,700	$55,200
Adjusted Sale Price		$146,100	$115,100	$133,300	$143,200	$117,300
Comparable Estimate	$131,000 ($132.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-22	112.76-4-8	112.67-4-25	112.76-4-20	112.67-5-1.1	113.70-1-12
Owner	Beres, John H	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Miller, Lisa June	Shenk, Amanda
Address	167 Claude Dr	114 Claude Dr	6 Colton St	68 Claude Dr	354 Pleasant Pkwy	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	50 x 100	75 x 124	50 x 100	212 x 153	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	901	884	958	1012	884	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 0	0 0
SFLA	901	884	958	1012	884	877
Att/Det Gar Sqft	484	308	352	352	304	280
Prior Land	$10,600					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$11,000	$21,000	$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	9/10/2019	6/17/2019
Sale Price		$140,000	$148,000	$134,900	$119,000	$116,000
Time Adj Sale Price		$140,200	$148,000	$134,900	$121,800	$119,900
TADJSP/SQFT		$158.60	$154.49	$133.30	$137.78	$136.72
Total Adj Factors	$47,900	$47,700	$52,600	$52,300	$55,200	$45,400
Adjusted Sale Price		$140,400	$143,300	$130,500	$114,500	$122,400
Comparable Estimate	$130,000 ($144.28/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	112.68-4-23	112.76-4-8	112.67-4-25	112.67-5-1.1	113.69-4-1	112.76-4-20
Owner	Unger, Bernard A	Marino, Jillian M	Miranda, Angela M	Miller, Lisa June	Wilson, Amanda	Karki, Deo N
Address	171 Claude Dr	114 Claude Dr	6 Colton St	354 Pleasant Pkwy	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	50 x 100	75 x 124	212 x 153	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1958 / 0	1961 / 0	1963 / 0	1964 / 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	1 No central No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	2	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	897	884	958	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 300	0 0
SFLA	897	884	958	884	1020	1012
Att/Det Gar Sqft	484	308	352	304	300	352
Prior Land	$10,600					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$21,000	$9,000	$11,000
Sale Date		6/5/2020	7/23/2020	9/10/2019	4/11/2020	10/16/2020
Sale Price		$140,000	$148,000	$119,000	$115,000	$134,900
Time Adj Sale Price		$140,200	$148,000	$121,800	$115,600	$134,900
TADJSP/SQFT		$158.60	$154.49	$137.78	$113.33	$133.30
Total Adj Factors	$48,400	$47,700	$52,600	$55,200	$51,200	$52,300
Adjusted Sale Price		$140,900	$143,800	$115,000	$112,800	$131,000
Comparable Estimate	$129,000 ($143.81/SFLA)					

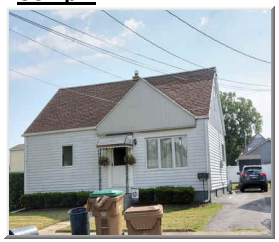
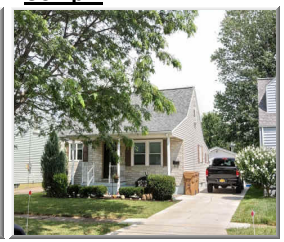
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-24	112.67-4-25	112.76-4-8	112.76-4-20	113.69-4-1	112.67-5-1.1
Owner	Plewinski, Michelle R	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Wilson, Amanda	Miller, Lisa June
Address	175 Claude Dr	6 Colton St	114 Claude Dr	68 Claude Dr	80 Colby St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	50 x 100	50 x 100	35 x 125	212 x 153
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	1961 / 0	1961 / 0	1958 / 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 Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	936	958	884	1012	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 300	0 0
SFLA	936	958	884	1012	1020	884
Att/Det Gar Sqft	484	352	308	352	300	304
Prior Land	$8,100					
Prior Total	$76,000					
Comp Land Estimate	$12,000	$15,000	$11,000	$11,000	$9,000	$21,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	4/11/2020	9/10/2019
Sale Price		$148,000	$140,000	$134,900	$115,000	$119,000
Time Adj Sale Price		$148,000	$140,200	$134,900	$115,600	$121,800
TADJSP/SQFT		$154.49	$158.60	$133.30	$113.33	$137.78
Total Adj Factors	$53,700	$52,600	$47,700	$52,300	$51,200	$55,200
Adjusted Sale Price		$149,100	$146,200	$136,300	$118,100	$120,300
Comparable Estimate	$134,000 ($143.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-10	113.47-3-20	113.48-8-7	113.48-8-2	113.54-4-3.1	113.69-3-3
Owner	Riedy, Rachael A	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Rashid, Harunur	Rwanika, Francine
Address	176 Claude Dr	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	84 Warsaw St	144 Alaska St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	125 x 125	52 x 102	50 x 102	51 x 102	62 x 123	60 x 117
Building Style	03 Split level	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	04 Composition
Year Built/Eff Yr Built	1970 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 676	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	832	858	858	858	1320
2nd Sty Area	0	832	858	858	858	1320
Fin Bsmt/Fin Rec Rm	676 0	0 0	0 0	0 0	0 0	0 0
SFLA	1896	1664	1716	1716	1716	2640
Att/Det Gar Sqft			528		416	484
Prior Land	$18,000					
Prior Total	$105,000					
Comp Land Estimate	$20,000	$11,000	$11,000	$11,000	$14,000	$13,000
Sale Date		2/7/2020	9/12/2019	6/20/2019	12/7/2018	5/19/2020
Sale Price		$130,000	$160,000	$145,000	$139,900	$165,000
Time Adj Sale Price		$131,100	$163,800	$149,900	$147,800	$165,600
TADJSP/SQFT		$78.79	$95.45	$87.35	$86.13	$62.73
Total Adj Factors	$79,900	$57,000	$65,300	$58,300	$66,000	$87,100
Adjusted Sale Price		$154,000	$178,400	$171,500	$161,700	$158,400
Comparable Estimate	$165,000 ($87.03/SFLA)					

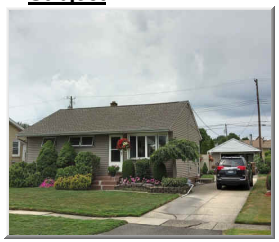
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-25	112.67-4-25	112.76-4-8	112.76-4-20	113.69-4-1	112.67-5-1.1
Owner	Przybysz Mark E	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Wilson, Amanda	Miller, Lisa June
Address	179 Claude Dr	6 Colton St	114 Claude Dr	68 Claude Dr	80 Colby St	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	50 x 100	50 x 100	35 x 125	212 x 153
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	1960 / 0	1961 / 0	1958 / 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 Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	958	884	1012	1020	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 300	0 0
SFLA	936	958	884	1012	1020	884
Att/Det Gar Sqft	484	352	308	352	300	304
Prior Land	$10,600					
Prior Total	$63,000					
Comp Land Estimate	$12,000	$15,000	$11,000	$11,000	$9,000	$21,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	4/11/2020	9/10/2019
Sale Price		$148,000	$140,000	$134,900	$115,000	$119,000
Time Adj Sale Price		$148,000	$140,200	$134,900	$115,600	$121,800
TADJSP/SQFT		$154.49	$158.60	$133.30	$113.33	$137.78
Total Adj Factors	$48,000	$52,600	$47,700	$52,300	$51,200	$55,200
Adjusted Sale Price		$143,400	$140,500	$130,600	$112,400	$114,600
Comparable Estimate	$128,000 ($136.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-9	112.67-4-25	113.69-4-1	112.76-4-8	112.76-4-20	112.67-5-1.1
Owner	Dusza, Paul	Miranda, Angela M	Wilson, Amanda	Marino, Jillian M	Karki, Deo N	Miller, Lisa June
Address	180 Claude Dr	6 Colton St	80 Colby St	114 Claude Dr	68 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	5 x 125	75 x 124	35 x 125	50 x 100	50 x 100	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1964 / 0	1958 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	958	1020	884	1012	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 972	0 0	0 300	0 442	0 0	0 0
SFLA	972	958	1020	884	1012	884
Att/Det Gar Sqft	904	352	300	308	352	304
Prior Land	$1,300					
Prior Total	$70,000					
Comp Land Estimate	$1,000	$15,000	$9,000	$11,000	$11,000	$21,000
Sale Date		7/23/2020	4/11/2020	6/5/2020	10/16/2020	9/10/2019
Sale Price		$148,000	$115,000	$140,000	$134,900	$119,000
Time Adj Sale Price		$148,000	$115,600	$140,200	$134,900	$121,800
TADJSP/SQFT		$154.49	$113.33	$158.60	$133.30	$137.78
Total Adj Factors	$51,700	$52,600	$51,200	$47,700	$52,300	$55,200
Adjusted Sale Price		$147,100	$116,100	$144,200	$134,300	$118,300
Comparable Estimate	$132,000 ($135.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-26	112.76-1-3	113.61-4-24	112.68-1-27	112.68-1-30	112.76-1-11
Owner	Kowalewski, Nadine	Schneider, Kyle R	Toledo-Castro, Oudaliz	Klein, Brian J	Rozwood, Colleen	Keith, John
Address	183 Claude Dr	300 Meadowbrook Pkwy	205 Alaska St	49 Colton St	61 Colton St	268 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	50 x 114	45 x 117	45 x 124	45 x 124	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1951 / 0	1955 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	2	4	4	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	817	909	825	720	832	848
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	1201	1305	1221	1080	1192	1256
Att/Det Gar Sqft	572	440		280	320	364
Prior Land	$8,100					
Prior Total	$72,540					
Comp Land Estimate	$12,000	$12,000	$11,000	$11,000	$11,000	$12,000
Sale Date		10/21/2020	8/31/2020	10/1/2020	4/15/2019	10/8/2019
Sale Price		$142,500	$115,000	$125,000	$145,000	$133,000
Time Adj Sale Price		$142,500	$115,000	$125,000	$150,800	$135,700
TADJSP/SQFT		$109.20	$94.19	$115.74	$126.51	$108.04
Total Adj Factors	$52,000	$54,300	$27,700	$44,700	$49,800	$54,800
Adjusted Sale Price		$140,200	$139,300	$132,300	$153,000	$132,900
Comparable Estimate	$140,000 ($116.57/SFLA)					

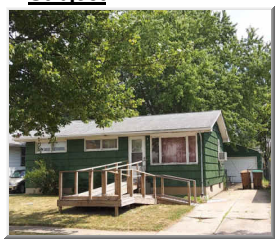
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-8	112.67-4-25	112.76-4-8	113.69-4-1	112.76-4-20	112.67-5-1.1
Owner	Dusza, Paul J	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Karki, Deo N	Miller, Lisa June
Address	184 Claude Dr	6 Colton St	114 Claude Dr	80 Colby St	68 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	5 x 125	75 x 124	50 x 100	35 x 125	50 x 100	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1964 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	958	958	884	1020	1012	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 300	0 0	0 0
SFLA	958	958	884	1020	1012	884
Att/Det Gar Sqft	425	352	308	300	352	304
Prior Land	$1,300					
Prior Total	$67,000					
Comp Land Estimate	$1,000	$15,000	$11,000	$9,000	$11,000	$21,000
Sale Date		7/23/2020	6/5/2020	4/11/2020	10/16/2020	9/10/2019
Sale Price		$148,000	$140,000	$115,000	$134,900	$119,000
Time Adj Sale Price		$148,000	$140,200	$115,600	$134,900	$121,800
TADJSP/SQFT		$154.49	$158.60	$113.33	$133.30	$137.78
Total Adj Factors	$42,800	$52,600	$47,700	$51,200	$52,300	$55,200
Adjusted Sale Price		$138,200	$135,300	$107,200	$125,400	$109,400
Comparable Estimate	$123,000 ($128.39/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	143089	143089	143089
Print Key	112.68-4-27	112.76-4-8	112.67-4-25	112.67-5-1.1	113.69-4-1	112.76-4-20
Owner	Czwojdak, Clara T	Marino, Jillian M	Miranda, Angela M	Miller, Lisa June	Wilson, Amanda	Karki, Deo N
Address	187 Claude Dr	114 Claude Dr	6 Colton St	354 Pleasant Pkwy	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	50 x 100	75 x 124	212 x 153	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1958 / 0	1961 / 0	1963 / 0	1964 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	897	884	958	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 645	0 442	0 0	0 0	0 300	0 0
SFLA	897	884	958	884	1020	1012
Att/Det Gar Sqft	440	308	352	304	300	352
Prior Land	$10,600					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$11,000	$15,000	$21,000	$9,000	$11,000
Sale Date		6/5/2020	7/23/2020	9/10/2019	4/11/2020	10/16/2020
Sale Price		$140,000	$148,000	$119,000	$115,000	$134,900
Time Adj Sale Price		$140,200	$148,000	$121,800	$115,600	$134,900
TADJSP/SQFT		$158.60	$154.49	$137.78	$113.33	$133.30
Total Adj Factors	$49,300	$47,700	$52,600	$55,200	$51,200	$52,300
Adjusted Sale Price		$141,800	$144,700	$115,900	$113,700	$131,900
Comparable Estimate	$130,000 ($144.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-7	112.67-4-25	113.69-4-1	112.76-4-20	112.76-4-8	112.67-5-1.1
Owner	Kowalczyk, Joseph D	Miranda, Angela M	Wilson, Amanda	Karki, Deo N	Marino, Jillian M	Miller, Lisa June
Address	188 Claude Dr	6 Colton St	80 Colby St	68 Claude Dr	114 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	5 x 125	75 x 124	35 x 125	50 x 100	50 x 100	212 x 153
Building 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	1962 / 0	1961 / 0	1964 / 0	1958 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 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	999	958	1020	1012	884	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 442	0 0
SFLA	999	958	1020	1012	884	884
Att/Det Gar Sqft	440	352	300	352	308	304
Prior Land	$1,300					
Prior Total	$68,000					
Comp Land Estimate	$1,000	$15,000	$9,000	$11,000	$11,000	$21,000
Sale Date		7/23/2020	4/11/2020	10/16/2020	6/5/2020	9/10/2019
Sale Price		$148,000	$115,000	$134,900	$140,000	$119,000
Time Adj Sale Price		$148,000	$115,600	$134,900	$140,200	$121,800
TADJSP/SQFT		$154.49	$113.33	$133.30	$158.60	$137.78
Total Adj Factors	$44,500	$52,600	$51,200	$52,300	$47,700	$55,200
Adjusted Sale Price		$139,900	$108,900	$127,100	$137,000	$111,100
Comparable Estimate	$125,000 ($125.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-28	112.67-4-25	112.76-4-8	113.69-4-1	112.76-4-20	112.67-5-1.1
Owner	Pelletterie Susan M	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Karki, Deo N	Miller, Lisa June
Address	191 Claude Dr	6 Colton St	114 Claude Dr	80 Colby St	68 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	50 x 100	35 x 125	50 x 100	212 x 153
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	1961 / 0	1961 / 0	1958 / 0	1964 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
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	936	958	884	1020	1012	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 300	0 0	0 0
SFLA	936	958	884	1020	1012	884
Att/Det Gar Sqft	576	352	308	300	352	304
Prior Land	$8,100					
Prior Total	$74,500					
Comp Land Estimate	$12,000	$15,000	$11,000	$9,000	$11,000	$21,000
Sale Date		7/23/2020	6/5/2020	4/11/2020	10/16/2020	9/10/2019
Sale Price		$148,000	$140,000	$115,000	$134,900	$119,000
Time Adj Sale Price		$148,000	$140,200	$115,600	$134,900	$121,800
TADJSP/SQFT		$154.49	$158.60	$113.33	$133.30	$137.78
Total Adj Factors	$50,700	$52,600	$47,700	$51,200	$52,300	$55,200
Adjusted Sale Price		$146,100	$143,200	$115,100	$133,300	$117,300
Comparable Estimate	$131,000 ($139.96/SFLA)					

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

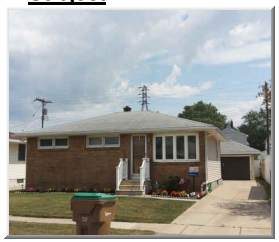
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-6	112.67-4-25	112.76-4-8	112.67-5-1.1	112.76-4-20	113.69-4-1
Owner	Tebo, Christian M	Miranda, Angela M	Marino, Jillian M	Miller, Lisa June	Karki, Deo N	Wilson, Amanda
Address	192 Claude Dr	6 Colton St	114 Claude Dr	354 Pleasant Pkwy	68 Claude Dr	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 125	75 x 124	50 x 100	212 x 153	50 x 100	35 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1958 / 0	1963 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2	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	931	958	884	884	1012	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 300
SFLA	931	958	884	884	1012	1020
Att/Det Gar Sqft	299	352	308	304	352	300
Prior Land	$11,700					
Prior Total	$73,000					
Comp Land Estimate	$13,000	$15,000	$11,000	$21,000	$11,000	$9,000
Sale Date		7/23/2020	6/5/2020	9/10/2019	10/16/2020	4/11/2020
Sale Price		$148,000	$140,000	$119,000	$134,900	$115,000
Time Adj Sale Price		$148,000	$140,200	$121,800	$134,900	$115,600
TADJSP/SQFT		$154.49	$158.60	$137.78	$133.30	$113.33
Total Adj Factors	$50,400	$52,600	$47,700	$55,200	$52,300	$51,200
Adjusted Sale Price		$145,800	$142,900	$117,000	$133,000	$114,800
Comparable Estimate	$131,000 ($140.71/SFLA)					

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

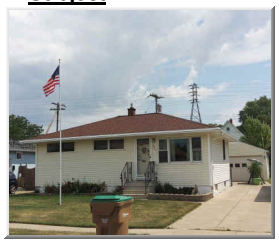
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-29	112.67-4-25	112.76-4-8	113.69-4-1	112.67-5-1.1	112.76-4-20
Owner	Kaznica Anthony D	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Miller, Lisa June	Karki, Deo N
Address	195 Claude Dr	6 Colton St	114 Claude Dr	80 Colby St	354 Pleasant Pkwy	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	50 x 100	35 x 125	212 x 153	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1964 / 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 Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	2	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	936	958	884	1020	884	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 442	0 300	0 0	0 0
SFLA	936	958	884	1020	884	1012
Att/Det Gar Sqft	576	352	308	300	304	352
Prior Land	$10,600					
Prior Total	$79,000					
Comp Land Estimate	$12,000	$15,000	$11,000	$9,000	$21,000	$11,000
Sale Date		7/23/2020	6/5/2020	4/11/2020	9/10/2019	10/16/2020
Sale Price		$148,000	$140,000	$115,000	$119,000	$134,900
Time Adj Sale Price		$148,000	$140,200	$115,600	$121,800	$134,900
TADJSP/SQFT		$154.49	$158.60	$113.33	$137.78	$133.30
Total Adj Factors	$55,200	$52,600	$47,700	$51,200	$55,200	$52,300
Adjusted Sale Price		$150,600	$147,700	$119,600	$121,800	$137,800
Comparable Estimate	$136,000 ($145.3/SFLA)					

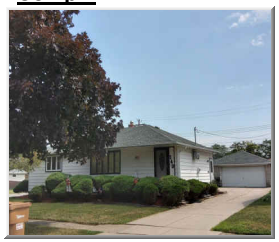
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-5	112.67-4-25	112.76-4-8	112.67-5-1.1	113.69-4-1	112.76-4-20
Owner	Jurkiewicz, Theodore P	Miranda, Angela M	Marino, Jillian M	Miller, Lisa June	Wilson, Amanda	Karki, Deo N
Address	196 Claude Dr	6 Colton St	114 Claude Dr	354 Pleasant Pkwy	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 125	75 x 124	50 x 100	212 x 153	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1963 / 0	1964 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	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	936	958	884	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 300	0 0
SFLA	936	958	884	884	1020	1012
Att/Det Gar Sqft	308	352	308	304	300	352
Prior Land	$11,700					
Prior Total	$73,000					
Comp Land Estimate	$13,000	$15,000	$11,000	$21,000	$9,000	$11,000
Sale Date		7/23/2020	6/5/2020	9/10/2019	4/11/2020	10/16/2020
Sale Price		$148,000	$140,000	$119,000	$115,000	$134,900
Time Adj Sale Price		$148,000	$140,200	$121,800	$115,600	$134,900
TADJSP/SQFT		$154.49	$158.60	$137.78	$113.33	$133.30
Total Adj Factors	$50,400	$52,600	$47,700	$55,200	$51,200	$52,300
Adjusted Sale Price		$145,800	$142,900	$117,000	$114,800	$133,000
Comparable Estimate	$131,000 ($139.96/SFLA)					

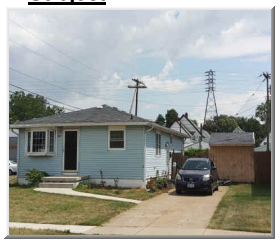
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-30	112.67-4-25	112.76-4-8	113.69-4-1	112.67-5-1.1	112.76-4-20
Owner	Lehman, Cheryl A	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Miller, Lisa June	Karki, Deo N
Address	199 Claude Dr	6 Colton St	114 Claude Dr	80 Colby St	354 Pleasant Pkwy	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	50 x 100	35 x 125	212 x 153	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1964 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	958	884	1020	884	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 442	0 300	0 0	0 0
SFLA	936	958	884	1020	884	1012
Att/Det Gar Sqft	576	352	308	300	304	352
Prior Land	$8,100					
Prior Total	$75,300					
Comp Land Estimate	$12,000	$15,000	$11,000	$9,000	$21,000	$11,000
Sale Date		7/23/2020	6/5/2020	4/11/2020	9/10/2019	10/16/2020
Sale Price		$148,000	$140,000	$115,000	$119,000	$134,900
Time Adj Sale Price		$148,000	$140,200	$115,600	$121,800	$134,900
TADJSP/SQFT		$154.49	$158.60	$113.33	$137.78	$133.30
Total Adj Factors	$51,600	$52,600	$47,700	$51,200	$55,200	$52,300
Adjusted Sale Price		$147,000	$144,100	$116,000	$118,200	$134,200
Comparable Estimate	$132,000 ($141.03/SFLA)					

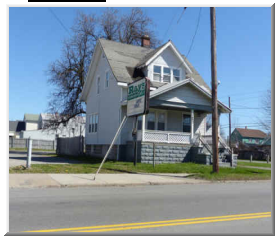
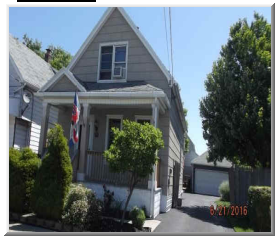
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-4	112.67-4-25	113.69-4-1	112.76-4-8	112.76-4-20	112.67-5-1.1
Owner	Ivanowski, Paul J	Miranda, Angela M	Wilson, Amanda	Marino, Jillian M	Karki, Deo N	Miller, Lisa June
Address	200 Claude Dr	6 Colton St	80 Colby St	114 Claude Dr	68 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	5 x 125	75 x 124	35 x 125	50 x 100	50 x 100	212 x 153
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1964 / 0	1958 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	958	1020	884	1012	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 442	0 0	0 0
SFLA	972	958	1020	884	1012	884
Att/Det Gar Sqft	576	352	300	308	352	304
Prior Land	$1,300					
Prior Total	$67,000					
Comp Land Estimate	$1,000	$15,000	$9,000	$11,000	$11,000	$21,000
Sale Date		7/23/2020	4/11/2020	6/5/2020	10/16/2020	9/10/2019
Sale Price		$148,000	$115,000	$140,000	$134,900	$119,000
Time Adj Sale Price		$148,000	$115,600	$140,200	$134,900	$121,800
TADJSP/SQFT		$154.49	$113.33	$158.60	$133.30	$137.78
Total Adj Factors	$44,700	$52,600	$51,200	$47,700	$52,300	$55,200
Adjusted Sale Price		$140,100	$109,100	$137,200	$127,300	$111,300
Comparable Estimate	$125,000 ($128.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-31	112.67-4-25	113.69-4-1	112.76-4-8	112.67-5-1.1	112.76-4-20
Owner	Polak, Sandra	Miranda, Angela M	Wilson, Amanda	Marino, Jillian M	Miller, Lisa June	Karki, Deo N
Address	203 Claude Dr	6 Colton St	80 Colby St	114 Claude Dr	354 Pleasant Pkwy	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	35 x 125	50 x 100	212 x 153	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1961 / 0	1964 / 0	1958 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	936	958	1020	884	884	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 442	0 0	0 0
SFLA	936	958	1020	884	884	1012
Att/Det Gar Sqft	440	352	300	308	304	352
Prior Land	$8,100					
Prior Total	$73,900					
Comp Land Estimate	$12,000	$15,000	$9,000	$11,000	$21,000	$11,000
Sale Date		7/23/2020	4/11/2020	6/5/2020	9/10/2019	10/16/2020
Sale Price		$148,000	$115,000	$140,000	$119,000	$134,900
Time Adj Sale Price		$148,000	$115,600	$140,200	$121,800	$134,900
TADJSP/SQFT		$154.49	$113.33	$158.60	$137.78	$133.30
Total Adj Factors	$50,200	$52,600	$51,200	$47,700	$55,200	$52,300
Adjusted Sale Price		$145,600	$114,600	$142,700	$116,800	$132,800
Comparable Estimate	$131,000 ($139.96/SFLA)					

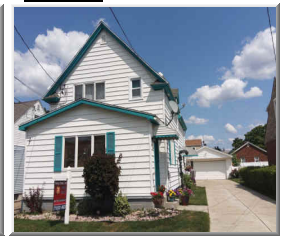


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-3-3	113.61-3-23	113.69-3-26	112.75-5-28	112.76-2-2	113.77-4-23
Owner	Malczewski, David F	Campbell, Errol T	Branka, Steven	Kromphardt, Eric J	Delo, Stephanie A	Wayne, Alexis M
Address	204 Claude Dr	195 Medina St	149 Medina St	293 Shanley St	118 Rossler Ave	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	56 x 125	60 x 117	65 x 117	51 x 114	50 x 119	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1956 / 0	1957 / 0	1948 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3 Partial 0	4 Full 0
1st Sty Area	1388	1306	1452	1230	1370	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 350	0 0
SFLA	1388	1306	1452	1230	1370	1176
Att/Det Gar Sqft	286	294	576	576	400	440
Prior Land	$11,800					
Prior Total	$86,000					
Comp Land Estimate	$13,000	$13,000	$14,000	$12,000	$12,000	$12,000
Sale Date		6/12/2020	12/2/2019	6/17/2020	1/24/2020	5/27/2020
Sale Price		$131,000	$124,500	$129,900	$105,500	$150,000
Time Adj Sale Price		$131,200	$126,200	$130,100	$106,600	$150,500
TADJSP/SQFT		$100.46	$86.91	$105.77	$77.81	$127.98
Total Adj Factors	$67,200	$76,900	$71,800	$61,900	$67,900	$60,000
Adjusted Sale Price		$121,500	$121,600	$135,400	$105,900	$157,700
Comparable Estimate	$128,000 ($92.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-32	112.67-4-25	113.47-1-7	113.69-4-1	112.76-4-8	112.67-5-1.1
Owner	Pendergast, John E	Miranda, Angela M	King, Nicholas D	Wilson, Amanda	Marino, Jillian M	Miller, Lisa June
Address	205 Claude Dr	6 Colton St	192 Kennedy Rd	80 Colby St	114 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 113	75 x 124	60 x 120	35 x 125	50 x 100	212 x 153
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	1977 / 0	1961 / 0	1980 / 0	1964 / 0	1958 / 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	4 Electric No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	958	960	1020	884	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 442	0 0
SFLA	960	958	960	1020	884	884
Att/Det Gar Sqft		352		300	308	304
Prior Land	$10,600					
Prior Total	$74,000					
Comp Land Estimate	$12,000	$15,000	$13,000	$9,000	$11,000	$21,000
Sale Date		7/23/2020	8/31/2020	4/11/2020	6/5/2020	9/10/2019
Sale Price		$148,000	$145,000	$115,000	$140,000	$119,000
Time Adj Sale Price		$148,000	$145,000	$115,600	$140,200	$121,800
TADJSP/SQFT		$154.49	$151.04	$113.33	$158.60	$137.78
Total Adj Factors	$37,700	$52,600	$48,100	$51,200	$47,700	$55,200
Adjusted Sale Price		$133,100	$134,600	$102,100	$130,200	$104,300
Comparable Estimate	$121,000 ($126.04/SFLA)					

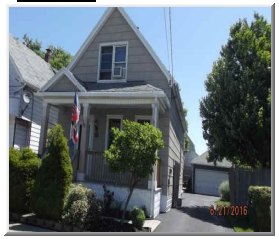
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-14	123.28-3-9	123.35-9-18	113.71-8-2	112.68-2-14	123.35-8-19
Owner	Niagara Asset Managem	Shaw, Ashley L	Milburth, Robert Josepl	Otamere, Trina D	Niedbalski, Samantha L	Lopez, Jose D
Address	2092 Clinton St	125 Meadowbrook Pkwy	39 Shanley St	295 Parker St	180 Rossler Ave	15 Cochrane St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 125	30 x 99	60 x 100	60 x 119	32 x 125	30 x 113
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1922 / 0	1914 / 0	1900 / 0	1902 / 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 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.3	1.3	1.3	1.5	1.5
Bedrooms	3	3	2	4	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	648	920	1084	1244	1176	1002
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1053	989	1351	1343	1596	1503
Att/Det Gar Sqft			360	528	396	
Prior Land	$5,500					
Prior Total	$61,800					
Comp Land Estimate	$8,000	$7,000	$12,000	$13,000	$8,000	$7,000
Sale Date		4/7/2020	1/22/2019	1/3/2020	10/14/2020	2/1/2019
Sale Price		$85,000	$106,000	$111,000	$131,840	$135,000
Time Adj Sale Price		$85,400	$111,300	$112,100	$131,800	$141,300
TADJSP/SQFT		$86.35	$82.38	$83.47	$82.58	$94.01
Total Adj Factors	$35,000	$26,400	$43,600	$47,400	$52,000	$47,000
Adjusted Sale Price		$94,000	$102,700	$99,700	$114,800	$129,300
Comparable Estimate	$108,000 ($102.56/SFLA)					

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

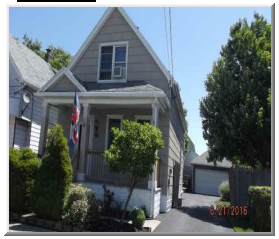
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-9-12	123.36-5-29.11	123.28-5-13	112.67-5-4	113.55-9-13	113.64-2-8
Owner	Swain, Anthony R	Kaneza, John	Contrino, Kathy A	Montes, Brian	Crone, Scott E	Prible, Stacey Lin
Address	2108 Clinton St	57 Willowlawn Pkwy	97 Willowlawn Pkwy	344 Pleasant Pkwy	35 Wabash Ave	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 125	38 x 100	75 x 100	50 x 159	40 x 108	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1927 / 0	1930 / 0	1920 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	C Average 110	D Economy 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	2.0	1.7
Bedrooms	6	4	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1056	1100	1065	1188	1440	1535
2nd Sty Area	1056	1100	0	990	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2112	2200	1758	2178	2520	1993
Att/Det Gar Sqft	440	440	484		440	342
Prior Land	$5,500					
Prior Total	$54,700					
Comp Land Estimate	$8,000	$9,000	$14,000	$14,000	$10,000	$16,000
Sale Date		10/9/2020	9/26/2020	9/18/2018	12/30/2019	11/8/2019
Sale Price		$137,000	$166,000	$128,600	$134,999	$155,000
Time Adj Sale Price		$137,000	$166,000	$138,200	$136,800	$157,600
TADJSP/SQFT		$62.27	$94.43	$63.45	$54.29	$79.08
Total Adj Factors	$9,400	$39,600	$76,000	$52,500	$76,800	$59,400
Adjusted Sale Price		$106,800	$99,400	$95,100	$69,400	$107,600
Comparable Estimate	$96,000 ($45.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143001
Print Key	123.36-4-14	123.36-4-14	112.67-6-7	123.36-5-29.11	123.28-5-13	112.27-1-50
Owner	Mack, Scott C	Mack, Scott C	Kowalow, Andrew P Jr	Kaneza, John	Contrino, Kathy A	Chowdhury Shuvo, Aaq
Address	2138 Clinton St	2138 Clinton St	370 Shanley St	57 Willowlawn Pkwy	97 Willowlawn Pkwy	2067 Broadway St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res	230 3 Family Res
Neighborhood	120	120	120	120	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 125	33 x 125	60 x 117	38 x 100	75 x 100	30 x 132
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1922 / 0	1912 / 0	1922 / 0	1927 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 90	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.5	2.5	2.0	2.0	1.7	1.5
Bedrooms	6	6	6	4	4	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1081	1081	1926	1100	1065	1268
2nd Sty Area	920	920	782	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2001	2001	2708	2200	1758	1970
Att/Det Gar Sqft	636	636	528	440	484	360
Prior Land	$5,600					
Prior Total	$93,500					
Comp Land Estimate	$8,000	$8,000	$0	$9,000	$14,000	$8,000
Sale Date		6/11/2019	5/30/2018	10/9/2020	9/26/2020	10/10/2020
Sale Price		$120,500	$107,500	$137,000	$166,000	$110,000
Time Adj Sale Price		$124,500	$118,200	$137,000	$166,000	$110,000
TADJSP/SQFT		$62.22	$43.65	$62.27	$94.43	$55.84
Total Adj Factors	$64,200	$64,200	$0	$39,600	$76,000	$30,000
Adjusted Sale Price		$124,500	$0	$161,600	$154,200	$144,200
Comparable Estimate	$146,000 ($72.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-13	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8	113.55-9-13
Owner	Ksiezarczyk, Val M	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin	Crone, Scott E
Address	2140 Clinton St	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 125	75 x 100	38 x 100	50 x 159	90 x 109	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	D Economy 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7	2.0
Bedrooms	3	4	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1078	1065	1100	1188	1535	1440
2nd Sty Area	756	0	1100	990	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1834	1758	2200	2178	1993	2520
Att/Det Gar Sqft	400	484	440		342	440
Prior Land	$8,300					
Prior Total	$76,000					
Comp Land Estimate	$8,000	$14,000	$9,000	$14,000	$16,000	$10,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019	12/30/2019
Sale Price		$166,000	$137,000	$128,600	$155,000	$134,999
Time Adj Sale Price		$166,000	$137,000	$138,200	$157,600	$136,800
TADJSP/SQFT		$94.43	$62.27	$63.45	$79.08	$54.29
Total Adj Factors	$55,700	$76,000	$39,600	$52,500	$59,400	$76,800
Adjusted Sale Price		$145,700	$153,100	$141,400	$153,900	$115,700
Comparable Estimate	$142,000 ($77.43/SFLA)					

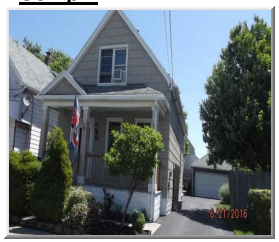
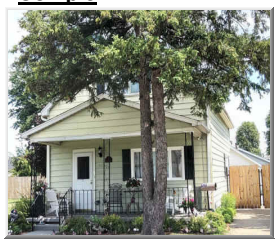
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-12	113.70-2-11	123.35-9-18	123.35-8-19	123.36-4-1	123.28-3-9
Owner	Jackson, Ronald	La Mond, Lisa	Milburth, Robert Josepl	Lopez, Jose D	Silver, Danielle Nicolle	Shaw, Ashley L
Address	2144 Clinton St	1368 Harlem Rd	39 Shanley St	15 Cochrane St	60 Willowlawn Pkwy	125 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	34 x 125	45 x 120	60 x 100	30 x 113	30 x 100	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1937 / 0	1914 / 0	1940 / 0	1936 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	1.3	1.5	1.5	1.3
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1549	936	1084	1002	1020	920
2nd Sty Area	0	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1978	1776	1351	1503	1480	989
Att/Det Gar Sqft	280	440	360			
Prior Land	$9,100					
Prior Total	$67,500					
Comp Land Estimate	$9,000	$11,000	$12,000	$7,000	$7,000	$7,000
Sale Date		6/23/2020	1/22/2019	2/1/2019	7/13/2018	4/7/2020
Sale Price		$110,800	$106,000	$135,000	$112,000	$85,000
Time Adj Sale Price		$111,000	$111,300	$141,300	$121,800	$85,400
TADJSP/SQFT		$62.50	$82.38	$94.01	$82.30	$86.35
Total Adj Factors	$41,500	$61,900	$43,600	$47,000	$44,200	$26,400
Adjusted Sale Price		$90,600	$109,200	$135,800	$119,100	$100,500
Comparable Estimate	$111,000 ($56.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143001	143089
Print Key	123.36-6-14	123.36-4-14	112.67-6-7	123.36-5-29.11	112.27-1-50	123.28-5-13
Owner	Gawron, Joseph F	Mack, Scott C	Kowalow, Andrew P Jr	Kaneza, John	Chowdhury Shuvo, Aaq	Contrino, Kathy A
Address	2180 Clinton St	2138 Clinton St	370 Shanley St	57 Willowlawn Pkwy	2067 Broadway St	97 Willowlawn Pkwy
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	301	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 125	33 x 125	60 x 117	38 x 100	30 x 132	75 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1912 / 0	1922 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.5	2.0	2.0	1.5	1.7
Bedrooms	5	6	6	4	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	1581	1081	1926	1100	1268	1065
2nd Sty Area	0	920	782	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2210	2001	2708	2200	1970	1758
Att/Det Gar Sqft		636	528	440	360	484
Prior Land	$8,700					
Prior Total	$83,000					
Comp Land Estimate	$9,000	$8,000	$0	$9,000	$8,000	$14,000
Sale Date		6/11/2019	5/30/2018	10/9/2020	10/10/2020	9/26/2020
Sale Price		$120,500	$107,500	$137,000	$110,000	$166,000
Time Adj Sale Price		$124,500	$118,200	$137,000	$110,000	$166,000
TADJSP/SQFT		$62.22	$43.65	$62.27	$55.84	$94.43
Total Adj Factors	$64,100	$64,200	$0	$39,600	$30,000	$76,000
Adjusted Sale Price		$124,400	$0	$161,500	$144,100	$154,100
Comparable Estimate	$146,000 ($66.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-6-13	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19	113.71-8-2
Owner	Coronado, Michael J	Shaw, Ashley L	Milburth, Robert Josepl	Silver, Danielle Nicolle	Lopez, Jose D	Otamere, Trina D
Address	2182 Clinton St	125 Meadowbrook Pkwy	39 Shanley St	60 Willowlawn Pkwy	15 Cochrane St	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 125	30 x 99	60 x 100	30 x 100	30 x 113	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.3	1.5	1.5	1.3
Bedrooms	4	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	946	920	1084	1020	1002	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1248	989	1351	1480	1503	1343
Att/Det Gar Sqft			360			528
Prior Land	$5,800					
Prior Total	$66,100					
Comp Land Estimate	$9,000	$7,000	$12,000	$7,000	$7,000	$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019	1/3/2020
Sale Price		$85,000	$106,000	$112,000	$135,000	$111,000
Time Adj Sale Price		$85,400	$111,300	$121,800	$141,300	$112,100
TADJSP/SQFT		$86.35	$82.38	$82.30	$94.01	$83.47
Total Adj Factors	$28,700	$26,400	$43,600	$44,200	$47,000	$47,400
Adjusted Sale Price		$87,700	$96,400	$106,300	$123,000	$93,400
Comparable Estimate	$101,000 ($80.93/SFLA)					

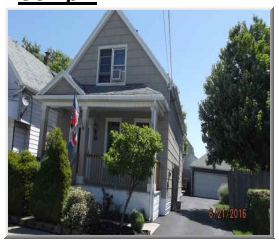
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-6-11.1	123.28-5-13	123.36-5-29.11	113.64-2-8	112.67-5-4	113.55-9-13
Owner	Paszko, Thomas E Jr	Contrino, Kathy A	Kaneza, John	Prible, Stacey Lin	Montes, Brian	Crone, Scott E
Address	2184 Clinton St	97 Willowlawn Pkwy	57 Willowlawn Pkwy	88 Edmund St	344 Pleasant Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	2	1	1	1	1	1
Land Size	40 x 50	75 x 100	38 x 100	90 x 109	50 x 159	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1922 / 0	1907 / 0	1930 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	D Economy 110	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.7	2.0	2.0
Bedrooms	4	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	704	1065	1100	1535	1188	1440
2nd Sty Area	0	0	1100	0	990	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1232	1758	2200	1993	2178	2520
Att/Det Gar Sqft		484	440	342		440
Prior Land	$9,000					
Prior Total	$146,000					
Comp Land Estimate	$0	$14,000	$9,000	$16,000	$14,000	$10,000
Sale Date		9/26/2020	10/9/2020	11/8/2019	9/18/2018	12/30/2019
Sale Price		$166,000	$137,000	$155,000	$128,600	$134,999
Time Adj Sale Price		$166,000	$137,000	$157,600	$138,200	$136,800
TADJSP/SQFT		$94.43	$62.27	$79.08	$63.45	$54.29
Total Adj Factors	$31,600	$76,000	$39,600	$59,400	$52,500	$76,800
Adjusted Sale Price		$121,600	$129,000	$129,800	$117,300	$91,600
Comparable Estimate	$118,000 ($95.78/SFLA)					

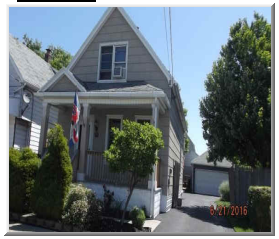
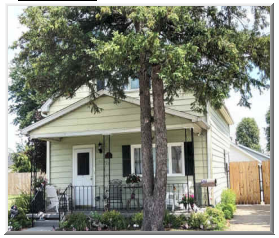
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-6-11.1	123.36-5-29.11	123.28-5-13	112.67-5-4	113.64-2-8	113.55-9-13
Owner	Paszko, Thomas E Jr	Kaneza, John	Contrino, Kathy A	Montes, Brian	Prible, Stacey Lin	Crone, Scott E
Address	2184 Clinton St	57 Willowlawn Pkwy	97 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	40 x 75	38 x 100	75 x 100	50 x 159	90 x 109	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1927 / 0	1930 / 0	1907 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	D Economy 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	1.7	2.0
Bedrooms	5	4	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1200	1100	1065	1188	1535	1440
2nd Sty Area	720	1100	0	990	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2070	2200	1758	2178	1993	2520
Att/Det Gar Sqft	400	440	484		342	440
Prior Land	$9,000					
Prior Total	$146,000					
Comp Land Estimate	$8,000	$9,000	$14,000	$14,000	$16,000	$10,000
Sale Date		10/9/2020	9/26/2020	9/18/2018	11/8/2019	12/30/2019
Sale Price		$137,000	$166,000	$128,600	$155,000	$134,999
Time Adj Sale Price		$137,000	$166,000	$138,200	$157,600	$136,800
TADJSP/SQFT		$62.27	$94.43	$63.45	$79.08	$54.29
Total Adj Factors	$58,400	$39,600	$76,000	$52,500	$59,400	$76,800
Adjusted Sale Price		$155,800	$148,400	$144,100	$156,600	$118,400
Comparable Estimate	$145,000 ($70.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-19	123.35-8-19	123.36-4-1	113.70-2-11	123.35-9-18	113.55-5-11
Owner	Lopez, Jose D	Lopez, Jose D	Silver, Danielle Nicolle	La Mond, Lisa	Milburth, Robert Josepl	Jackson, Kathleen M
Address	15 Cochrane St	15 Cochrane St	60 Willowlawn Pkwy	1368 Harlem Rd	39 Shanley St	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	30 x 113	30 x 100	45 x 120	60 x 100	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1936 / 0	1937 / 0	1914 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.3	1.5
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1002	1002	1020	936	1084	1070
2nd Sty Area	0	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1503	1503	1480	1776	1351	1520
Att/Det Gar Sqft				440	360	399
Prior Land	$4,800					
Prior Total	$71,000					
Comp Land Estimate	$7,000	$7,000	$7,000	$11,000	$12,000	$13,000
Sale Date		2/1/2019	7/13/2018	6/23/2020	1/22/2019	9/30/2019
Sale Price		$135,000	$112,000	$110,800	$106,000	$125,600
Time Adj Sale Price		$141,300	$121,800	$111,000	$111,300	$128,500
TADJSP/SQFT		$94.01	$82.30	$62.50	$82.38	$84.54
Total Adj Factors	$47,000	$47,000	$44,200	$61,900	$43,600	$48,100
Adjusted Sale Price		$141,300	$124,600	$96,100	$114,700	$127,400
Comparable Estimate	$121,000 ($80.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-20	123.35-8-20	123.28-3-9	112.67-4-7	123.28-5-11	124.30-3-10
Owner	Ahner, Ross D	Ahner, Ross D	Shaw, Ashley L	Peay, Yolanda S	O'Leary, James	Toledo, Rafael
Address	17 Cochrane St	17 Cochrane St	125 Meadowbrook Pkwy	104 Colton St	87 Willowlawn Pkwy	2464 Clinton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	30 x 113	30 x 99	31 x 124	60 x 100	39 x 130
Building Style	13 Bungalow	13 Bungalow	08 Old style	13 Bungalow	04 Cape cod	13 Bungalow
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	07 Stone	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1930 / 0	1922 / 0	1924 / 0	1945 / 0	1948 / 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	1 No central 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	1.3	1.3	1.3	1.7	1.5	2.0
Bedrooms	3	3	3	4	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	832	832	920	1387	848	912
2nd Sty Area	0	0	0	0	0	912
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1048	1048	989	1737	1168	912
Att/Det Gar Sqft	200	200		320	360	
Prior Land	$4,800					
Prior Total	$62,700					
Comp Land Estimate	$7,000	$7,000	$7,000	$8,000	$12,000	$13,800
Sale Date		5/28/2019	4/7/2020	7/5/2018	1/13/2020	7/10/2020
Sale Price		$85,000	$85,000	$122,000	$127,500	$85,000
Time Adj Sale Price		$88,100	$85,400	$132,600	$128,800	$85,000
TADJSP/SQFT		$84.06	$86.35	$76.34	$110.27	$93.20
Total Adj Factors	$37,100	$37,100	$26,400	$76,400	$51,800	$49,200
Adjusted Sale Price		$88,100	$96,100	$93,300	$114,100	$72,900
Comparable Estimate	$93,000 ($88.74/SFLA)					

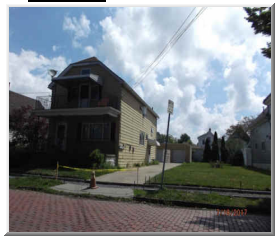
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

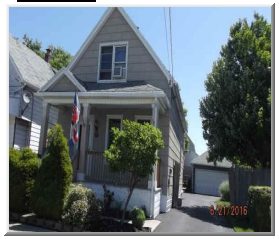
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-21.1	123.35-9-18	123.28-3-9	123.35-8-19	123.36-4-1	113.71-8-2
Owner	Wasik, Bernadette C	Milburth, Robert Josepl	Shaw, Ashley L	Lopez, Jose D	Silver, Danielle Nicolle	Otamere, Trina D
Address	19 Cochrane St	39 Shanley St	125 Meadowbrook Pkw	15 Cochrane St	60 Willowlawn Pkwy	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	60 x 100	30 x 99	30 x 113	30 x 100	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1914 / 0	1922 / 0	1940 / 0	1936 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.5	1.5	1.3
Bedrooms	4	2	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1024	1084	920	1002	1020	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1327	1351	989	1503	1480	1343
Att/Det Gar Sqft	624	360				528
Prior Land	$4,800					
Prior Total	$68,200					
Comp Land Estimate	$13,000	$12,000	$7,000	$7,000	$7,000	$13,000
Sale Date		1/22/2019	4/7/2020	2/1/2019	7/13/2018	1/3/2020
Sale Price		$106,000	$85,000	$135,000	$112,000	$111,000
Time Adj Sale Price		$111,300	$85,400	$141,300	$121,800	$112,100
TADJSP/SQFT		$82.38	$86.35	$94.01	$82.30	$83.47
Total Adj Factors	$49,300	$43,600	$26,400	$47,000	$44,200	$47,400
Adjusted Sale Price		$117,000	$108,300	$143,600	$126,900	$114,000
Comparable Estimate	$122,000 ($91.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-23	123.28-3-9	123.35-9-18	123.35-8-19	123.36-4-1	113.55-5-11
Owner	Lehsten William E	Shaw, Ashley L	Milburth, Robert Josepl	Lopez, Jose D	Silver, Danielle Nicolle	Jackson, Kathleen M
Address	21 Cochrane St	125 Meadowbrook Pkwy	39 Shanley St	15 Cochrane St	60 Willowlawn Pkwy	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	30 x 99	60 x 100	30 x 113	30 x 100	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1922 / 0	1914 / 0	1940 / 0	1936 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.5	1.5	1.5
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1024	920	1084	1002	1020	1070
2nd Sty Area	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	989	1351	1503	1480	1520
Att/Det Gar Sqft	540		360			399
Prior Land	$4,800					
Prior Total	$71,000					
Comp Land Estimate	$7,000	$7,000	$12,000	$7,000	$7,000	$13,000
Sale Date		4/7/2020	1/22/2019	2/1/2019	7/13/2018	9/30/2019
Sale Price		$85,000	$106,000	$135,000	$112,000	$125,600
Time Adj Sale Price		$85,400	$111,300	$141,300	$121,800	$128,500
TADJSP/SQFT		$86.35	$82.38	$94.01	$82.30	$84.54
Total Adj Factors	$43,100	$26,400	$43,600	$47,000	$44,200	$48,100
Adjusted Sale Price		$102,100	$110,800	$137,400	$120,700	$123,500
Comparable Estimate	$119,000 ($98.84/SFLA)					

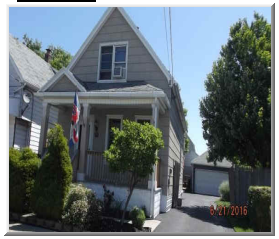
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-24	123.36-5-29.11	112.67-5-4	123.28-5-13	113.47-5-2	113.55-9-13
Owner	Schultz, Gerald	Kaneza, John	Montes, Brian	Contrino, Kathy A	Hartmann, Robert P Jr	Crone, Scott E
Address	27 Cochrane St	57 Willowlawn Pkwy	344 Pleasant Pkwy	97 Willowlawn Pkwy	130 Kennedy Rd	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	38 x 100	50 x 159	75 x 100	95 x 108	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1897 / 1998	1922 / 0	1930 / 0	1927 / 0	1940 / 0	1920 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	D Economy 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.7	2.0
Bedrooms	4	4	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1066	1100	1188	1065	1402	1440
2nd Sty Area	1066	1100	990	0	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2132	2200	2178	1758	2243	2520
Att/Det Gar Sqft		440		484	484	440
Prior Land	$7,300					
Prior Total	$105,000					
Comp Land Estimate	$7,000	$9,000	$14,000	$14,000	$16,000	$10,000
Sale Date		10/9/2020	9/18/2018	9/26/2020	12/9/2019	12/30/2019
Sale Price		$137,000	$128,600	$166,000	$153,060	$134,999
Time Adj Sale Price		$137,000	$138,200	$166,000	$155,100	$136,800
TADJSP/SQFT		$62.27	$63.45	$94.43	$69.15	$54.29
Total Adj Factors	$100,200	$39,600	$52,500	$76,000	$72,700	$76,800
Adjusted Sale Price		$197,600	$185,900	$190,200	$182,600	$160,200
Comparable Estimate	$183,000 ($85.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-25.1	123.36-5-29.11	123.28-5-13	113.64-2-8	112.67-5-4	113.54-5-1.1
Owner	Szmajda Chester J &	Kaneza, John	Contrino, Kathy A	Prible, Stacey Lin	Montes, Brian	Bahuga, Nabyo Joseph
Address	31 Cochrane St	57 Willowlawn Pkwy	97 Willowlawn Pkwy	88 Edmund St	344 Pleasant Pkwy	92 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	38 x 100	75 x 100	90 x 109	50 x 159	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1897 / 0	1922 / 0	1927 / 0	1907 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	D Economy 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.7	2.0	1.5
Bedrooms	5	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1140	1100	1065	1535	1188	1430
2nd Sty Area	600	1100	0	0	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1906	2200	1758	1993	2178	2145
Att/Det Gar Sqft	320	440	484	342		744
Prior Land	$11,700					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$9,000	$14,000	$16,000	$14,000	$14,000
Sale Date		10/9/2020	9/26/2020	11/8/2019	9/18/2018	3/1/2018
Sale Price		$137,000	$166,000	$155,000	$128,600	$168,000
Time Adj Sale Price		$137,000	$166,000	$157,600	$138,200	$186,800
TADJSP/SQFT		$62.27	$94.43	$79.08	$63.45	$87.09
Total Adj Factors	$57,400	$39,600	$76,000	$59,400	$52,500	$64,200
Adjusted Sale Price		$154,800	$147,400	$155,600	$143,100	$180,000
Comparable Estimate	$156,000 ($81.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-27	123.28-5-13	123.36-5-29.11	113.64-2-8	112.67-5-4	113.54-5-1.1
Owner	DKGG Property Manage	Contrino, Kathy A	Kaneza, John	Prible, Stacey Lin	Montes, Brian	Bahuga, Nabyo Joseph
Address	45 Cochrane St	97 Willowlawn Pkwy	57 Willowlawn Pkwy	88 Edmund St	344 Pleasant Pkwy	92 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	75 x 100	38 x 100	90 x 109	50 x 159	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1927 / 0	1922 / 0	1907 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	D Economy 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	1.7	2.0	1.5
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	900	1065	1100	1535	1188	1430
2nd Sty Area	900	0	1100	0	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1800	1758	2200	1993	2178	2145
Att/Det Gar Sqft	792	484	440	342		744
Prior Land	$11,700					
Prior Total	$78,000					
Comp Land Estimate	$13,000	$14,000	$9,000	$16,000	$14,000	$14,000
Sale Date		9/26/2020	10/9/2020	11/8/2019	9/18/2018	3/1/2018
Sale Price		$166,000	$137,000	$155,000	$128,600	$168,000
Time Adj Sale Price		$166,000	$137,000	$157,600	$138,200	$186,800
TADJSP/SQFT		$94.43	$62.27	$79.08	$63.45	$87.09
Total Adj Factors	$63,100	$76,000	$39,600	$59,400	$52,500	$64,200
Adjusted Sale Price		$153,100	$160,500	$161,300	$148,800	$185,700
Comparable Estimate	$162,000 ($90/SFLA)					

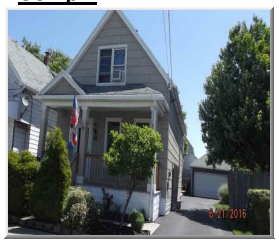
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-29	123.28-3-9	123.35-9-18	113.71-8-2	112.68-2-14	123.36-4-1
Owner	Davis, Melody L	Shaw, Ashley L	Milburth, Robert Josepl	Otamere, Trina D	Niedbalski, Samantha L	Silver, Danielle Nicolle
Address	49 Cochrane St	125 Meadowbrook Pkwy	39 Shanley St	295 Parker St	180 Rossler Ave	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	30 x 99	60 x 100	60 x 119	32 x 125	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1912 / 0	1922 / 0	1914 / 0	1900 / 0	1902 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.3	1.3	1.3	1.5	1.5
Bedrooms	3	3	2	4	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	966	920	1084	1244	1176	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	966	989	1351	1343	1596	1480
Att/Det Gar Sqft			360	528	396	
Prior Land	$4,800					
Prior Total	$56,500					
Comp Land Estimate	$7,000	$7,000	$12,000	$13,000	$8,000	$7,000
Sale Date		4/7/2020	1/22/2019	1/3/2020	10/14/2020	7/13/2018
Sale Price		$85,000	$106,000	$111,000	$131,840	$112,000
Time Adj Sale Price		$85,400	$111,300	$112,100	$131,800	$121,800
TADJSP/SQFT		$86.35	$82.38	$83.47	$82.58	$82.30
Total Adj Factors	$32,200	$26,400	$43,600	$47,400	$52,000	$44,200
Adjusted Sale Price		$91,200	$99,900	$96,900	$112,000	$109,800
Comparable Estimate	$102,000 ($105.59/SFLA)					

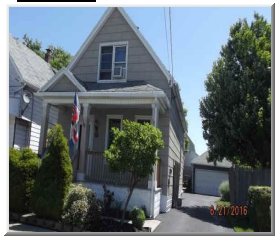
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-30	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19	113.71-8-2
Owner	Domblewski Lisa E	Shaw, Ashley L	Milburth, Robert Josepl	Silver, Danielle Nicolle	Lopez, Jose D	Otamere, Trina D
Address	53 Cochrane St	125 Meadowbrook Pkwy	39 Shanley St	60 Willowlawn Pkwy	15 Cochrane St	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 113	30 x 99	60 x 100	30 x 100	30 x 113	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.5	1.5	1.3
Bedrooms	3	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	982	920	1084	1020	1002	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1272	989	1351	1480	1503	1343
Att/Det Gar Sqft	528		360			528
Prior Land	$7,300					
Prior Total	$75,500					
Comp Land Estimate	$11,000	$7,000	$12,000	$7,000	$7,000	$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019	1/3/2020
Sale Price		$85,000	$106,000	$112,000	$135,000	$111,000
Time Adj Sale Price		$85,400	$111,300	$121,800	$141,300	$112,100
TADJSP/SQFT		$86.35	$82.38	$82.30	$94.01	$83.47
Total Adj Factors	$47,100	$26,400	$43,600	$44,200	$47,000	$47,400
Adjusted Sale Price		$106,100	$114,800	$124,700	$141,400	$111,800
Comparable Estimate	$120,000 ($94.34/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.35-8-31	123.35-9-18	123.28-3-9	123.36-4-1	123.35-8-19	113.71-8-2
Owner	Shaw Susan A	Milburth, Robert Josepl	Shaw, Ashley L	Silver, Danielle Nicolle	Lopez, Jose D	Otamere, Trina D
Address	57 Cochrane St	39 Shanley St	125 Meadowbrook Pkw	60 Willowlawn Pkwy	15 Cochrane St	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 113	60 x 100	30 x 99	30 x 100	30 x 113	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1914 / 0	1922 / 0	1936 / 0	1940 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	1 No central 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	1.3	1.3	1.5	1.5	1.3
Bedrooms	2	2	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	880	1084	920	1020	1002	1244
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1351	989	1480	1503	1343
Att/Det Gar Sqft	504	360				528
Prior Land	$7,300					
Prior Total	$70,200					
Comp Land Estimate	$11,000	$12,000	$7,000	$7,000	$7,000	$13,000
Sale Date		1/22/2019	4/7/2020	7/13/2018	2/1/2019	1/3/2020
Sale Price		$106,000	$85,000	$112,000	$135,000	$111,000
Time Adj Sale Price		$111,300	$85,400	$121,800	$141,300	$112,100
TADJSP/SQFT		$82.38	$86.35	$82.30	$94.01	$83.47
Total Adj Factors	$48,600	$43,600	$26,400	$44,200	$47,000	$47,400
Adjusted Sale Price		$116,300	$107,600	$126,200	$142,900	$113,300
Comparable Estimate	$121,000 ($91.67/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-11	123.35-9-18	123.28-3-9	112.68-2-14	113.71-8-2	123.36-4-1
Owner	Lonzi, Thomas A	Milburth, Robert Josepl	Shaw, Ashley L	Niedbalski, Samantha L	Otamere, Trina D	Silver, Danielle Nicolle
Address	61 Cochrane St	39 Shanley St	125 Meadowbrook Pkw	180 Rossler Ave	295 Parker St	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	60 x 100	30 x 99	32 x 125	60 x 119	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1912 / 0	1914 / 0	1922 / 0	1902 / 0	1900 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.3	1.5	1.3	1.5
Bedrooms	3	2	3	2	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	836	1084	920	1176	1244	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1248	1351	989	1596	1343	1480
Att/Det Gar Sqft		360		396	528	
Prior Land	$4,800					
Prior Total	$60,300					
Comp Land Estimate	$7,000	$12,000	$7,000	$8,000	$13,000	$7,000
Sale Date		1/22/2019	4/7/2020	10/14/2020	1/3/2020	7/13/2018
Sale Price		$106,000	$85,000	$131,840	$111,000	$112,000
Time Adj Sale Price		$111,300	$85,400	$131,800	$112,100	$121,800
TADJSP/SQFT		$82.38	$86.35	$82.58	$83.47	$82.30
Total Adj Factors	$40,500	$43,600	$26,400	$52,000	$47,400	$44,200
Adjusted Sale Price		$108,200	$99,500	$120,300	$105,200	$118,100
Comparable Estimate	$110,000 ($88.14/SFLA)					

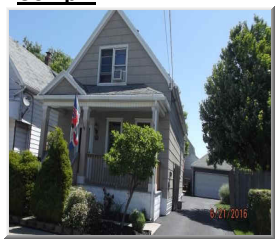
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-12	123.28-3-9	123.35-9-18	113.71-8-2	123.36-4-1	123.35-8-19
Owner	Klaczyk, Ronald	Shaw, Ashley L	Milburth, Robert Josepl	Otamere, Trina D	Silver, Danielle Nicolle	Lopez, Jose D
Address	63 Cochrane St	125 Meadowbrook Pkwy	39 Shanley St	295 Parker St	60 Willowlawn Pkwy	15 Cochrane St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	30 x 99	60 x 100	60 x 119	30 x 100	30 x 113
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1922 / 0	1914 / 0	1900 / 0	1936 / 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 100
Heat Type/Central Air	2 Hot air No	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.3	1.5	1.5
Bedrooms	2	3	2	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	864	920	1084	1244	1020	1002
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1060	989	1351	1343	1480	1503
Att/Det Gar Sqft			360	528		
Prior Land	$4,800					
Prior Total	$57,400					
Comp Land Estimate	$7,000	$7,000	$12,000	$13,000	$7,000	$7,000
Sale Date		4/7/2020	1/22/2019	1/3/2020	7/13/2018	2/1/2019
Sale Price		$85,000	$106,000	$111,000	$112,000	$135,000
Time Adj Sale Price		$85,400	$111,300	$112,100	$121,800	$141,300
TADJSP/SQFT		$86.35	$82.38	$83.47	$82.30	$94.01
Total Adj Factors	$27,300	$26,400	$43,600	$47,400	$44,200	$47,000
Adjusted Sale Price		$86,300	$95,000	$92,000	$104,900	$121,600
Comparable Estimate	$100,000 ($94.34/SFLA)					

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

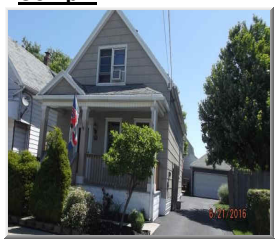
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-13.1	112.68-2-14	113.61-5-15	123.35-9-18	113.71-8-2	113.70-2-11
Owner	Brown, Joseph J Jr	Niedbalski, Samantha L	Marone, Thomas	Milburth, Robert Josepl	Otamere, Trina D	La Mond, Lisa
Address	67 Cochrane St	180 Rossler Ave	118 Hedley St	39 Shanley St	295 Parker St	1368 Harlem 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	84 x 113	32 x 125	60 x 120	60 x 100	60 x 119	45 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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1880 / 0	1902 / 0	1903 / 0	1914 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	1.3	2.0
Bedrooms	3	2	2	2	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1072	1176	1240	1084	1244	936
2nd Sty Area	1792	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2864	1596	1840	1351	1343	1776
Att/Det Gar Sqft		396	528	360	528	440
Prior Land	$14,800					
Prior Total	$111,600					
Comp Land Estimate	$15,000	$8,000	$13,000	$12,000	$13,000	$11,000
Sale Date		10/14/2020	4/10/2018	1/22/2019	1/3/2020	6/23/2020
Sale Price		$131,840	$115,000	$106,000	$111,000	$110,800
Time Adj Sale Price		$131,800	$127,100	$111,300	$112,100	$111,000
TADJSP/SQFT		$82.58	$69.08	$82.38	$83.47	$62.50
Total Adj Factors	$62,100	$52,000	$60,000	$43,600	$47,400	$61,900
Adjusted Sale Price		$141,900	$129,200	$129,800	$126,800	$111,200
Comparable Estimate	$128,000 ($44.69/SFLA)					

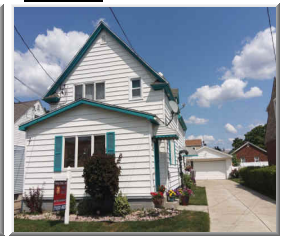
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-13.1	112.84-2-1	113.70-1-25	112.76-4-8	123.28-3-8	112.75-5-20
Owner	Brown, Joseph J Jr	Irwin, Shane	Hare, Jennifer E	Marino, Jillian M	Himmelsbach, Eric Eug	Cultrara, Nicholas
Address	67 Cochrane St	50 Rossler Ave	67 Hedley St	114 Claude Dr	123 Meadowbrook Pkwy	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	2	1	1	1	1	1
Land Size		40 x 116	53 x 120	50 x 100	30 x 64	51 x 114
Building Style	14 other	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1951 / 0	1958 / 0	1961 / 0	1957 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.0	1.0	1.0
Bedrooms	3	2	2	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	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	720	725	660	884	840	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 180	0 0	0 442	0 0	0 468
SFLA	720	725	660	884	840	936
Att/Det Gar Sqft				308	480	576
Prior Land	$14,800					
Prior Total	$111,600					
Comp Land Estimate	$0	$10,000	$12,000	$11,000	$5,000	$12,000
Sale Date		4/28/2020	10/19/2020	6/5/2020	12/17/2018	7/25/2019
Sale Price		$93,000	$116,000	$140,000	$125,000	$131,600
Time Adj Sale Price		$93,500	$116,000	$140,200	$132,100	$135,600
TADJSP/SQFT		$128.97	$175.76	$158.60	$157.26	$144.87
Total Adj Factors	$4,100	$23,900	$30,700	$47,700	$29,200	$53,000
Adjusted Sale Price		$73,700	$89,400	$96,600	$107,000	$86,700
Comparable Estimate	$91,000 ($126.39/SFLA)					

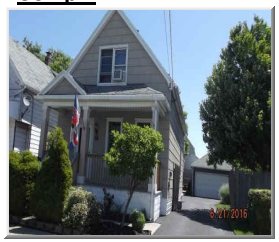
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-15	123.36-5-29.11	113.55-9-13	112.67-5-4	123.28-5-13	113.54-5-1.1
Owner	Gajkowski Edward J Jr	Kaneza, John	Crone, Scott E	Montes, Brian	Contrino, Kathy A	Bahuga, Nabyo Joseph
Address	71 Cochrane St	57 Willowlawn Pkwy	35 Wabash Ave	344 Pleasant Pkwy	97 Willowlawn Pkwy	92 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	66 x 113	38 x 100	40 x 108	50 x 159	75 x 100	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1922 / 0	1920 / 0	1930 / 0	1927 / 0	1911 / 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	D Economy 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.7	1.5
Bedrooms	4	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1265	1100	1440	1188	1065	1430
2nd Sty Area	1265	1100	1080	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2530	2200	2520	2178	1758	2145
Att/Det Gar Sqft	484	440	440		484	744
Prior Land	$12,200					
Prior Total	$98,000					
Comp Land Estimate	$14,000	$9,000	$10,000	$14,000	$14,000	$14,000
Sale Date		10/9/2020	12/30/2019	9/18/2018	9/26/2020	3/1/2018
Sale Price		$137,000	$134,999	$128,600	$166,000	$168,000
Time Adj Sale Price		$137,000	$136,800	$138,200	$166,000	$186,800
TADJSP/SQFT		$62.27	$54.29	$63.45	$94.43	$87.09
Total Adj Factors	$75,600	$39,600	$76,800	$52,500	$76,000	$64,200
Adjusted Sale Price		$173,000	$135,600	$161,300	$165,600	$198,200
Comparable Estimate	$167,000 ($66.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-16	112.68-2-14	123.35-9-18	123.35-8-19	123.36-4-1	113.61-5-15
Owner	Handzlik, Delphine V	Niedbalski, Samantha L	Milburth, Robert Josepl	Lopez, Jose D	Silver, Danielle Nicolle	Marone, Thomas
Address	83 Cochrane St	180 Rossler Ave	39 Shanley St	15 Cochrane St	60 Willowlawn Pkwy	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	32 x 125	60 x 100	30 x 113	30 x 100	60 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	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1902 / 0	1914 / 0	1940 / 0	1936 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.5
Bedrooms	3	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1000	1176	1084	1002	1020	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1625	1596	1351	1503	1480	1840
Att/Det Gar Sqft	700	396	360			528
Prior Land	$8,900					
Prior Total	$76,900					
Comp Land Estimate	$13,000	$8,000	$12,000	$7,000	$7,000	$13,000
Sale Date		10/14/2020	1/22/2019	2/1/2019	7/13/2018	4/10/2018
Sale Price		$131,840	$106,000	$135,000	$112,000	$115,000
Time Adj Sale Price		$131,800	$111,300	$141,300	$121,800	$127,100
TADJSP/SQFT		$82.58	$82.38	$94.01	$82.30	$69.08
Total Adj Factors	$59,100	$52,000	$43,600	$47,000	$44,200	$60,000
Adjusted Sale Price		$138,900	$126,800	$153,400	$136,700	$126,200
Comparable Estimate	$136,000 ($83.69/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-17	123.35-9-18	123.28-3-9	112.68-2-14	113.71-8-2	123.36-4-1
Owner	Lindsey, Harry O	Milburth, Robert Josepl	Shaw, Ashley L	Niedbalski, Samantha L	Otamere, Trina D	Silver, Danielle Nicolle
Address	85 Cochrane St	39 Shanley St	125 Meadowbrook Pkw	180 Rossler Ave	295 Parker St	60 Willowlawn 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	60 x 100	30 x 99	32 x 125	60 x 119	30 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1912 / 0	1914 / 0	1922 / 0	1902 / 0	1900 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C 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	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.3	1.5	1.3	1.5
Bedrooms	2	2	3	2	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	836	1084	920	1176	1244	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1358	1351	989	1596	1343	1480
Att/Det Gar Sqft	240	360		396	528	
Prior Land	$4,800					
Prior Total	$70,000					
Comp Land Estimate	$7,000	$12,000	$7,000	$8,000	$13,000	$7,000
Sale Date		1/22/2019	4/7/2020	10/14/2020	1/3/2020	7/13/2018
Sale Price		$106,000	$85,000	$131,840	$111,000	$112,000
Time Adj Sale Price		$111,300	$85,400	$131,800	$112,100	$121,800
TADJSP/SQFT		$82.38	$86.35	$82.58	$83.47	$82.30
Total Adj Factors	$45,500	$43,600	$26,400	$52,000	$47,400	$44,200
Adjusted Sale Price		$113,200	$104,500	$125,300	$110,200	$123,100
Comparable Estimate	$115,000 ($84.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-18.1	123.36-5-29.11	112.67-5-4	123.28-5-13	113.55-9-13	113.54-5-1.1
Owner	Hawley Richard C	Kaneza, John	Montes, Brian	Contrino, Kathy A	Crone, Scott E	Bahuga, Nabyo Joseph
Address	91 Cochrane St	57 Willowlawn Pkwy	344 Pleasant Pkwy	97 Willowlawn Pkwy	35 Wabash Ave	92 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	38 x 100	50 x 159	75 x 100	40 x 108	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1922 / 0	1930 / 0	1927 / 0	1920 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	D Economy 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	2.0	1.5
Bedrooms	4	4	5	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1144	1100	1188	1065	1440	1430
2nd Sty Area	1144	1100	990	0	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2288	2200	2178	1758	2520	2145
Att/Det Gar Sqft	1,056	440		484	440	744
Prior Land	$11,700					
Prior Total	$97,000					
Comp Land Estimate	$13,000	$9,000	$14,000	$14,000	$10,000	$14,000
Sale Date		10/9/2020	9/18/2018	9/26/2020	12/30/2019	3/1/2018
Sale Price		$137,000	$128,600	$166,000	$134,999	$168,000
Time Adj Sale Price		$137,000	$138,200	$166,000	$136,800	$186,800
TADJSP/SQFT		$62.27	$63.45	$94.43	$54.29	$87.09
Total Adj Factors	$74,900	$39,600	$52,500	$76,000	$76,800	$64,200
Adjusted Sale Price		$172,300	$160,600	$164,900	$134,900	$197,500
Comparable Estimate	$166,000 ($72.55/SFLA)					

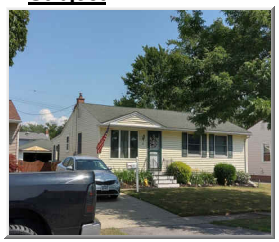
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-20	112.68-2-14	123.35-9-18	123.35-8-19	123.36-4-1	123.28-3-9
Owner	Murphy, Amanda L	Niedbalski, Samantha L	Milburth, Robert Josepl	Lopez, Jose D	Silver, Danielle Nicolle	Shaw, Ashley L
Address	95 Cochrane St	180 Rossler Ave	39 Shanley St	15 Cochrane St	60 Willowlawn Pkwy	125 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 113	32 x 125	60 x 100	30 x 113	30 x 100	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1902 / 0	1914 / 0	1940 / 0	1936 / 0	1922 / 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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.3
Bedrooms	3	2	2	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	968	1176	1084	1002	1020	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1573	1596	1351	1503	1480	989
Att/Det Gar Sqft		396	360			
Prior Land	$7,300					
Prior Total	$60,000					
Comp Land Estimate	$7,000	$8,000	$12,000	$7,000	$7,000	$7,000
Sale Date		10/14/2020	1/22/2019	2/1/2019	7/13/2018	4/7/2020
Sale Price		$131,840	$106,000	$135,000	$112,000	$85,000
Time Adj Sale Price		$131,800	$111,300	$141,300	$121,800	$85,400
TADJSP/SQFT		$82.58	$82.38	$94.01	$82.30	$86.35
Total Adj Factors	$36,100	$52,000	$43,600	$47,000	$44,200	$26,400
Adjusted Sale Price		$115,900	$103,800	$130,400	$113,700	$95,100
Comparable Estimate	$112,000 ($71.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.27-10-21	123.28-5-13	123.36-5-29.11	113.64-2-8	112.67-5-4	113.54-5-1.1
Owner	Valentine, Ryan E	Contrino, Kathy A	Kaneza, John	Prible, Stacey Lin	Montes, Brian	Bahuga, Nabyo Joseph
Address	101 Cochrane St	97 Willowlawn Pkwy	57 Willowlawn Pkwy	88 Edmund St	344 Pleasant Pkwy	92 Mansion 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	75 x 100	38 x 100	90 x 109	50 x 159	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1927 / 0	1922 / 0	1907 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	D Economy 110	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	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	1.7	2.0	1.5
Bedrooms	4	4	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1028	1065	1100	1535	1188	1430
2nd Sty Area	660	0	1100	0	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1798	1758	2200	1993	2178	2145
Att/Det Gar Sqft	480	484	440	342		744
Prior Land	$11,700					
Prior Total	$80,000					
Comp Land Estimate	$13,000	$14,000	$9,000	$16,000	$14,000	$14,000
Sale Date		9/26/2020	10/9/2020	11/8/2019	9/18/2018	3/1/2018
Sale Price		$166,000	$137,000	$155,000	$128,600	$168,000
Time Adj Sale Price		$166,000	$137,000	$157,600	$138,200	$186,800
TADJSP/SQFT		$94.43	$62.27	$79.08	$63.45	$87.09
Total Adj Factors	$76,800	$76,000	$39,600	$59,400	$52,500	$64,200
Adjusted Sale Price		$166,800	$174,200	$175,000	$162,500	$199,400
Comparable Estimate	$176,000 ($97.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-16	113.77-5-16	113.61-3-23	113.77-4-23	113.69-3-11	112.75-5-28
Owner	Shaw, Joshua K	Shaw, Joshua K	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J	Kromphardt, Eric J
Address	6 Colby St	6 Colby St	195 Medina St	81 Alaska St	102 Alaska St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 120	68 x 120	60 x 117	50 x 117	50 x 117	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 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	1300	1300	1306	1176	1156	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 560
SFLA	1300	1300	1306	1176	1156	1230
Att/Det Gar Sqft	440	440	294	440	280	576
Prior Land	$9,800					
Prior Total	$73,500					
Comp Land Estimate	$14,000	$14,000	$13,000	$12,000	$12,000	$12,000
Sale Date		8/2/2019	6/12/2020	5/27/2020	10/30/2019	6/17/2020
Sale Price		$120,900	$131,000	$150,000	$134,500	$129,900
Time Adj Sale Price		$124,100	$131,200	$150,500	$137,200	$130,100
TADJSP/SQFT		$95.46	$100.46	$127.98	$118.69	$105.77
Total Adj Factors	$63,700	$63,700	$76,900	$60,000	$56,400	$61,900
Adjusted Sale Price		$124,100	$118,000	$154,200	$144,500	$131,900
Comparable Estimate	$135,000 ($103.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-15	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Ladowski, Sandra M	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	7 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 138	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	308	396	308	400	352	280
Prior Land	$10,600					
Prior Total	$69,000					
Comp Land Estimate	$15,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$46,900	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$127,200	$139,400	$108,000	$113,700	$121,400
Comparable Estimate	$122,000 ($146.63/SFLA)					

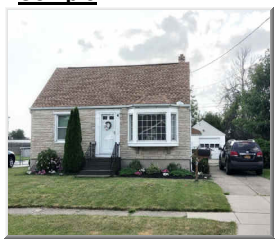
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-17	113.69-3-26	113.61-3-23	123.36-6-3	113.77-4-23	113.77-5-16
Owner	Noreika, Caroline	Branka, Steven	Campbell, Errol T	Gasiewicz, Stephanie M	Wayne, Alexis M	Shaw, Joshua K
Address	11 Colby St	149 Medina St	195 Medina St	42 Rossler Ave	81 Alaska St	6 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 120	65 x 117	60 x 117	80 x 100	50 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1963 / 0	1958 / 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 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 No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1504	1452	1306	1496	1176	1300
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 204	0 0	0 0
SFLA	1504	1452	1306	1496	1176	1300
Att/Det Gar Sqft	462	576	294	520	440	440
Prior Land	$12,900					
Prior Total	$96,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$14,000	$12,000	$14,000
Sale Date		12/2/2019	6/12/2020	11/1/2019	5/27/2020	8/2/2019
Sale Price		$124,500	$131,000	$127,000	$150,000	$120,900
Time Adj Sale Price		$126,200	$131,200	$129,100	$150,500	$124,100
TADJSP/SQFT		$86.91	$100.46	$86.30	$127.98	$95.46
Total Adj Factors	$76,200	$71,800	$76,900	$90,400	$60,000	$63,700
Adjusted Sale Price		$130,600	$130,500	$114,900	$166,700	$136,600
Comparable Estimate	$136,000 ($90.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-17	113.77-3-11	112.76-4-8	113.78-1-3	113.77-3-27	112.76-4-20
Owner	Gulczewski, Michael E	Urbanski, Christopher	Marino, Jillian M	Hofbauer, Nicolas	Myers, Brooke C	Karki, Deo N
Address	12 Colby St	62 Alaska St	114 Claude Dr	43 Glidden St	95 Medina St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	52 x 117	50 x 100	50 x 120	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	910	910	884	832	897	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 132	0 0	0 0
SFLA	910	910	884	832	897	1012
Att/Det Gar Sqft	440	400	308	396	352	352
Prior Land	$8,200					
Prior Total	$70,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$11,000
Sale Date		3/27/2019	6/5/2020	4/30/2019	8/7/2018	10/16/2020
Sale Price		$104,300	$140,000	$121,250	$105,000	$134,900
Time Adj Sale Price		$108,900	$140,200	$126,100	$113,500	$134,900
TADJSP/SQFT		$119.67	$158.60	$151.56	$126.53	$133.30
Total Adj Factors	$49,000	$47,800	$47,700	$45,800	$46,700	$52,300
Adjusted Sale Price		$110,100	$141,500	$129,300	$115,800	$131,600
Comparable Estimate	$126,000 ($138.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-18	113.78-4-4	113.70-4-24	112.68-1-27	113.61-5-22	113.70-5-20
Owner	Krajewski , Nancy	Bailey, Matthew R	Rodriguez, Carlos A	Klein, Brian J	Simons, Patricia E	Begum, Zahera
Address	13 Colby St	90 Aris Ave	209 Crisfield Ave	49 Colton St	91 Colby St	173 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 114	48 x 114	45 x 124	63 x 120	60 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1954 / 0	1955 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	719	704	730	720	660	768
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 72
SFLA	1071	1056	1060	1080	990	1152
Att/Det Gar Sqft	352		294	280	260	400
Prior Land	$8,200					
Prior Total	$74,200					
Comp Land Estimate	$12,000	$12,000	$11,000	$11,000	$14,000	$12,000
Sale Date		9/17/2020	1/31/2020	10/1/2020	2/10/2020	10/31/2019
Sale Price		$140,000	$122,000	$125,000	$105,000	$135,500
Time Adj Sale Price		$140,000	$123,200	$125,000	$105,900	$138,200
TADJSP/SQFT		$132.58	$116.23	$115.74	$106.97	$119.97
Total Adj Factors	$46,500	$42,600	$58,200	$44,700	$43,600	$53,100
Adjusted Sale Price		$143,900	$111,500	$126,800	$108,800	$131,600
Comparable Estimate	$125,000 ($116.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-14	113.77-4-23	113.77-5-16	113.61-3-23	113.69-3-11	112.75-5-28
Owner	Castellano, Jeffrey M	Wayne, Alexis M	Shaw, Joshua K	Campbell, Errol T	Maldonado, Carlos J	Kromphardt, Eric J
Address	13 Colby St	81 Alaska St	6 Colby St	195 Medina St	102 Alaska St	293 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 138	50 x 117	68 x 120	60 x 117	50 x 117	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1954 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1176	1300	1306	1156	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 560
SFLA	1256	1176	1300	1306	1156	1230
Att/Det Gar Sqft	440	440	440	294	280	576
Prior Land	$11,700					
Prior Total	$82,000					
Comp Land Estimate	$13,000	$12,000	$14,000	$13,000	$12,000	$12,000
Sale Date		5/27/2020	8/2/2019	6/12/2020	10/30/2019	6/17/2020
Sale Price		$150,000	$120,900	$131,000	$134,500	$129,900
Time Adj Sale Price		$150,500	$124,100	$131,200	$137,200	$130,100
TADJSP/SQFT		$127.98	$95.46	$100.46	$118.69	$105.77
Total Adj Factors	$62,200	$60,000	$63,700	$76,900	$56,400	$61,900
Adjusted Sale Price		$152,700	$122,600	$116,500	$143,000	$130,400
Comparable Estimate	$133,000 ($105.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-18	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Hans, Gail M	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	16 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	528	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$69,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,000	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,300	$138,500	$107,100	$120,500	$112,800
Comparable Estimate	$121,000 ($145.43/SFLA)					

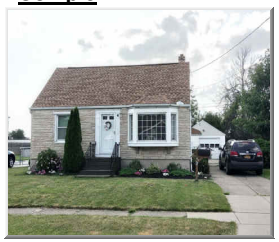
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-19	113.61-5-22	113.78-4-4	113.70-4-24	113.69-4-6	113.54-8-3
Owner	Gravius, John R	Simons, Patricia E	Bailey, Matthew R	Rodriguez, Carlos A	Masternak, Emma	Plante, Anjolie R
Address	17 Colby St	91 Colby St	90 Aris Ave	209 Crisfield Ave	48 Colby St	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	61 x 120	63 x 120	50 x 114	48 x 114	55 x 128	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1954 / 0	1954 / 0	1954 / 0	1950 / 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	704	730	660	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 0	0 0	0 200	0 0	0 0
SFLA	990	990	1056	1060	990	998
Att/Det Gar Sqft	440	260		294	528	440
Prior Land	$12,100					
Prior Total	$77,000					
Comp Land Estimate	$14,000	$14,000	$12,000	$11,000	$13,000	$13,000
Sale Date		2/10/2020	9/17/2020	1/31/2020	11/2/2018	8/21/2020
Sale Price		$105,000	$140,000	$122,000	$102,000	$139,000
Time Adj Sale Price		$105,900	$140,000	$123,200	$108,400	$139,000
TADJSP/SQFT		$106.97	$132.58	$116.23	$109.49	$139.28
Total Adj Factors	$47,000	$43,600	$42,600	$58,200	$46,400	$45,500
Adjusted Sale Price		$109,300	$144,400	$112,000	$109,000	$140,500
Comparable Estimate	$123,000 ($124.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-13	112.76-4-20	113.77-4-23	113.69-3-11	113.77-3-11	113.69-4-1
Owner	Bartz, Lea	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J	Urbanski, Christopher	Wilson, Amanda
Address	17 Colby St	68 Claude Dr	81 Alaska St	102 Alaska St	62 Alaska St	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 137	50 x 100	50 x 117	50 x 117	52 x 117	35 x 125
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	1954 / 0	1958 / 0	1958 / 0	1955 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1026	1012	1176	1156	910	1020
2nd 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	1026	1012	1176	1156	910	1020
Att/Det Gar Sqft	610	352	440	280	400	300
Prior Land	$8,900					
Prior Total	$73,100					
Comp Land Estimate	$13,000	$11,000	$12,000	$12,000	$12,000	$9,000
Sale Date		10/16/2020	5/27/2020	10/30/2019	3/27/2019	4/11/2020
Sale Price		$134,900	$150,000	$134,500	$104,300	$115,000
Time Adj Sale Price		$134,900	$150,500	$137,200	$108,900	$115,600
TADJSP/SQFT		$133.30	$127.98	$118.69	$119.67	$113.33
Total Adj Factors	$54,300	$52,300	$60,000	$56,400	$47,800	$51,200
Adjusted Sale Price		$136,900	$144,800	$135,100	$115,400	$118,700
Comparable Estimate	$130,000 ($126.71/SFLA)					

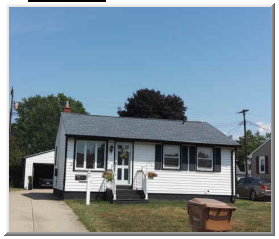
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-14	113.61-5-12	113.78-1-12	113.70-3-9	113.61-5-13	113.63-2-16
Owner	Cichon, Edward	Whitaker, Carrie L	Volsch, Dorian C	Wisniewski, Nicholas	Fiegl, Grant	Bowers, Amanda E
Address	18 Colby St	134 Hedley St	12 Hedley St	206 Crisfield Ave	130 Hedley St	174 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 131	60 x 120	50 x 120	48 x 114	60 x 120	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1954 / 0	1952 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	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	1 / N
Stories	1.7	1.5	1.7	1.7	1.5	1.7
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 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	884	1050	916	930	952	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 470	0 0	0 0	0 952	0 0
SFLA	1547	1526	1411	1627	1428	1515
Att/Det Gar Sqft	528	484	392	352	352	320
Prior Land	$10,000					
Prior Total	$84,400					
Comp Land Estimate	$15,000	$13,000	$12,000	$11,000	$13,000	$12,000
Sale Date		11/6/2019	4/3/2020	3/22/2019	8/26/2019	7/1/2019
Sale Price		$129,900	$185,000	$170,000	$120,000	$132,500
Time Adj Sale Price		$132,100	$185,900	$177,400	$123,200	$136,500
TADJSP/SQFT		$86.57	$131.75	$109.04	$86.27	$90.10
Total Adj Factors	$64,100	$65,900	$88,600	$80,000	$58,900	$62,500
Adjusted Sale Price		$130,300	$161,400	$161,500	$128,400	$138,100
Comparable Estimate	$144,000 ($93.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-13	113.55-10-10.1	113.70-2-11	113.64-1-19	113.70-5-16	113.55-8-5
Owner	Rutkowski, Patricia	Brice, Tiona-Meche	La Mond, Lisa	Ahmed, Hasan	Baker, Roger	Keuck, Donald J
Address	20 Colby St	27 Peoria Ave	1368 Harlem Rd	8 Henry St	258 Parker St	6 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 131	90 x 108	45 x 120	77 x 109	50 x 120	100 x 108
Building Style	05 Colonial	08 Old style	08 Old style	01 Ranch	04 Cape cod	05 Colonial
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1945 / 0	1937 / 0	1952 / 0	1950 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	1.0	1.7	2.0
Bedrooms	3	4	3	3	4	5
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	2 / 0	3 / 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	1138	1008	936	2000	1035	1608
2nd Sty Area	858	1008	840	0	0	1240
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1996	2016	1776	2000	1867	2848
Att/Det Gar Sqft	320	528	440	440	765	483
Prior Land	$12,500					
Prior Total	$104,000					
Comp Land Estimate	$14,000	$16,000	$11,000	$14,000	$12,000	$17,000
Sale Date		12/17/2018	6/23/2020	10/16/2020	6/4/2018	5/7/2019
Sale Price		$110,000	$110,800	$150,000	$138,000	$195,080
Time Adj Sale Price		$116,200	$111,000	$150,000	$150,900	$202,300
TADJSP/SQFT		$57.64	$62.50	$75.00	$80.82	$71.03
Total Adj Factors	$76,700	$69,500	$61,900	$79,700	$75,300	$115,000
Adjusted Sale Price		$123,400	$125,800	$147,000	$152,300	$164,000
Comparable Estimate	$143,000 ($71.64/SFLA)					

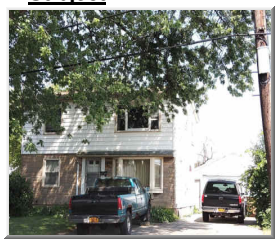
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

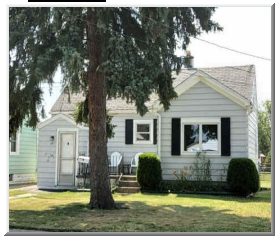
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-12	113.63-2-18	113.61-5-22	112.84-2-1	113.70-1-25	113.54-8-3
Owner	Cherven, Alfred	Lelonek, Justin	Simons, Patricia E	Irwin, Shane	Hare, Jennifer E	Plante, Anjolie R
Address	22 Colby St	162 Bright St	91 Colby St	50 Rossler Ave	67 Hedley St	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 130	50 x 124	63 x 120	40 x 116	53 x 120	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1949 / 0	1952 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	3	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	868	660	660	725	660	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 418	0 0	0 0	0 180	0 0	0 0
SFLA	868	880	990	725	660	998
Att/Det Gar Sqft	528	352	260			440
Prior Land	$12,500					
Prior Total	$69,000					
Comp Land Estimate	$14,000	$12,000	$14,000	$10,000	$12,000	$13,000
Sale Date		5/20/2020	2/10/2020	4/28/2020	10/19/2020	8/21/2020
Sale Price		$99,000	$105,000	$93,000	$116,000	$139,000
Time Adj Sale Price		$99,300	$105,900	$93,500	$116,000	$139,000
TADJSP/SQFT		$112.84	$106.97	$128.97	$175.76	$139.28
Total Adj Factors	$43,400	$40,900	$43,600	$23,900	$30,700	$45,500
Adjusted Sale Price		$101,800	$105,700	$113,000	$128,700	$136,900
Comparable Estimate	$117,000 ($134.79/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	113.77-5-19	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Schiefer, Larry M	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	22 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	528	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$69,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,500	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,800	$139,000	$107,600	$121,000	$113,300
Comparable Estimate	$122,000 ($146.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-12	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Pfeiffer, Lydia	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	23 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 137	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	528	396	308	400	352	280
Prior Land	$8,900					
Prior Total	$65,500					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$47,200	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$127,500	$139,700	$108,300	$114,000	$121,700
Comparable Estimate	$122,000 ($146.63/SFLA)					

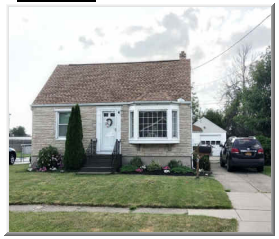
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-20	113.78-1-12	113.69-3-26	113.61-3-23	113.61-5-13	112.76-1-3
Owner	Schmidt, Ronald J	Volsch, Dorian C	Branka, Steven	Campbell, Errol T	Fiegl, Grant	Schneider, Kyle R
Address	23 Colby St	12 Hedley St	149 Medina St	195 Medina St	130 Hedley St	300 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	62 x 120	50 x 120	65 x 117	60 x 117	60 x 120	50 x 114
Building Style	05 Colonial	04 Cape cod	01 Ranch	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1956 / 0	1957 / 0	1952 / 0	1957 / 0
Condition	2 Fair	4 Good	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	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.0	1.0	1.5	1.5
Bedrooms	4	4	3	3	3	4
Full/Half Baths	2 / 0	2 / 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	660	916	1452	1306	952	909
2nd Sty Area	765	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952	0 0
SFLA	1425	1411	1452	1306	1428	1305
Att/Det Gar Sqft	576	392	576	294	352	440
Prior Land	$12,200					
Prior Total	$90,000					
Comp Land Estimate	$14,000	$12,000	$14,000	$13,000	$13,000	$12,000
Sale Date		4/3/2020	12/2/2019	6/12/2020	8/26/2019	10/21/2020
Sale Price		$185,000	$124,500	$131,000	$120,000	$142,500
Time Adj Sale Price		$185,900	$126,200	$131,200	$123,200	$142,500
TADJSP/SQFT		$131.75	$86.91	$100.46	$86.27	$109.20
Total Adj Factors	$50,700	$88,600	$71,800	$76,900	$58,900	$54,300
Adjusted Sale Price		$148,000	$105,100	$105,000	$115,000	$138,900
Comparable Estimate	$122,000 ($85.61/SFLA)					

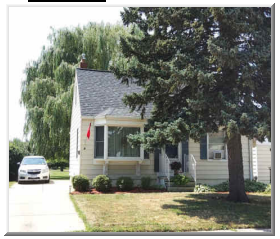
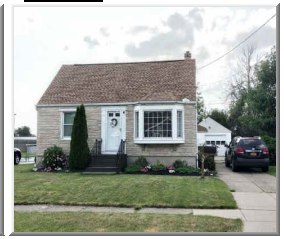
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-11	113.61-5-22	113.63-2-18	113.54-8-3	113.63-1-29	113.70-5-7
Owner	DuBois George C	Simons, Patricia E	Lelonek, Justin	Plante, Anjolie R	Kocur, Scott M II	Kozlowski, Ryan A
Address	24 Colby St	91 Colby St	162 Bright St	32 Linden St	219 Cass Ave	156 Cass 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	63 x 120	50 x 124	54 x 123	55 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1947 / 0	1952 / 0	1949 / 0	1950 / 0	1948 / 0	1950 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	3	2	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	660	660	660	800	660	774
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 0	0 0	0 560	0 0
SFLA	912	990	880	998	990	939
Att/Det Gar Sqft	400	260	352	440	440	352
Prior Land	$10,600					
Prior Total	$59,000					
Comp Land Estimate	$11,000	$14,000	$12,000	$13,000	$13,000	$12,000
Sale Date		2/10/2020	5/20/2020	8/21/2020	9/12/2019	5/13/2019
Sale Price		$105,000	$99,000	$139,000	$114,000	$125,000
Time Adj Sale Price		$105,900	$99,300	$139,000	$116,700	$129,600
TADJSP/SQFT		$106.97	$112.84	$139.28	$117.88	$138.02
Total Adj Factors	$27,000	$43,600	$40,900	$45,500	$46,400	$42,400
Adjusted Sale Price		$89,300	$85,400	$120,500	$97,300	$114,200
Comparable Estimate	$101,000 ($110.75/SFLA)					

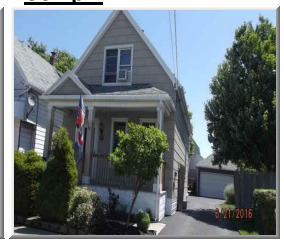
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-10	113.70-1-25	113.69-5-25	112.84-2-1	113.61-5-22	113.69-4-6
Owner	Rybak, Josephine	Hare, Jennifer E	Donohoe, Sinead M	Irwin, Shane	Simons, Patricia E	Masternak, Emma
Address	26 Colby St	67 Hedley St	47 Colby St	50 Rossler Ave	91 Colby St	48 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 130	53 x 120	54 x 120	40 x 116	63 x 120	55 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1951 / 0	1954 / 0	1949 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	628	660	660	725	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 180	0 0	0 0
SFLA	628	660	660	725	990	990
Att/Det Gar Sqft			528		260	528
Prior Land	$10,600					
Prior Total	$54,000					
Comp Land Estimate	$11,000	$12,000	$13,000	$10,000	$14,000	$13,000
Sale Date		10/19/2020	6/26/2019	4/28/2020	2/10/2020	11/2/2018
Sale Price		$116,000	$100,000	$93,000	$105,000	$102,000
Time Adj Sale Price		$116,000	$103,400	$93,500	$105,900	$108,400
TADJSP/SQFT		$175.76	$156.67	$128.97	$106.97	$109.49
Total Adj Factors	$23,000	$30,700	$36,100	$23,900	$43,600	$46,400
Adjusted Sale Price		$108,300	$90,300	$92,600	$85,300	$85,000
Comparable Estimate	$92,000 ($146.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-11	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Burkowski, Joyce E	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	27 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 137	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	484	396	308	400	352	280
Prior Land	$8,900					
Prior Total	$69,400					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$46,800	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$127,100	$139,300	$107,900	$113,600	$121,300
Comparable Estimate	$122,000 ($146.63/SFLA)					

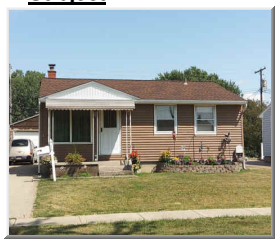
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-20	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Siuda, Elizabeth A	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	28 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	308	396	308	400	280	352
Prior Land	$10,900					
Prior Total	$65,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$44,300	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$124,600	$136,800	$105,400	$118,800	$111,100
Comparable Estimate	$119,000 ($143.03/SFLA)					

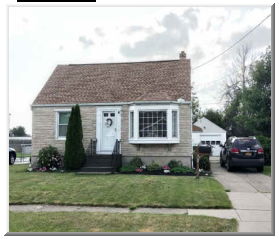
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-21	113.61-5-22	113.54-8-3	113.70-3-19	113.78-4-4	113.62-5-25
Owner	Ernst Peter C & W	Simons, Patricia E	Plante, Anjolie R	Crawford, Chelsea N	Bailey, Matthew R	Merlino, Dallas T
Address	29 Colby St	91 Colby St	32 Linden St	1365 Harlem Rd	90 Aris Ave	235 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	62 x 120	63 x 120	54 x 123	46 x 114	50 x 114	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1950 / 0	1951 / 0	1954 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4	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	660	660	800	860	704	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	990	990	998	1025	1056	990
Att/Det Gar Sqft	352	260	440	200		480
Prior Land	$12,200					
Prior Total	$74,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$11,000	$12,000	$11,000
Sale Date		2/10/2020	8/21/2020	8/22/2019	9/17/2020	8/30/2019
Sale Price		$105,000	$139,000	$115,000	$140,000	$125,000
Time Adj Sale Price		$105,900	$139,000	$118,100	$140,000	$128,400
TADJSP/SQFT		$106.97	$139.28	$115.22	$132.58	$129.70
Total Adj Factors	$44,300	$43,600	$45,500	$42,300	$42,600	$44,600
Adjusted Sale Price		$106,600	$137,800	$120,100	$141,700	$128,100
Comparable Estimate	$127,000 ($128.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-9	113.61-5-22	113.69-4-6	113.78-4-4	113.54-8-3	113.70-4-24
Owner	Derenda, Janice M	Simons, Patricia E	Masternak, Emma	Bailey, Matthew R	Plante, Anjolie R	Rodriguez, Carlos A
Address	30 Colby St	91 Colby St	48 Colby St	90 Aris Ave	32 Linden St	209 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 129	63 x 120	55 x 128	50 x 114	54 x 123	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1954 / 0	1954 / 0	1950 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	704	800	730
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	990	990	990	1056	998	1060
Att/Det Gar Sqft		260	528		440	294
Prior Land	$9,200					
Prior Total	$71,000					
Comp Land Estimate	$13,000	$14,000	$13,000	$12,000	$13,000	$11,000
Sale Date		2/10/2020	11/2/2018	9/17/2020	8/21/2020	1/31/2020
Sale Price		$105,000	$102,000	$140,000	$139,000	$122,000
Time Adj Sale Price		$105,900	$108,400	$140,000	$139,000	$123,200
TADJSP/SQFT		$106.97	$109.49	$132.58	$139.28	$116.23
Total Adj Factors	$40,900	$43,600	$46,400	$42,600	$45,500	$58,200
Adjusted Sale Price		$103,200	$102,900	$138,300	$134,400	$105,900
Comparable Estimate	$117,000 ($118.18/SFLA)					

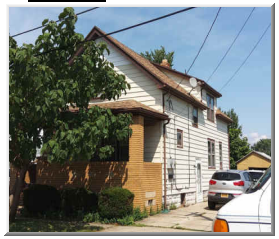
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-22	113.71-8-2	123.28-3-9	112.68-2-14	123.35-9-18	113.61-5-15
Owner	Ernst, Peter	Otamere, Trina D	Shaw, Ashley L	Niedbalski, Samantha L	Milburth, Robert Josepl	Marone, Thomas
Address	31 Colby St	295 Parker St	125 Meadowbrook Pkw	180 Rossler Ave	39 Shanley St	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 120	60 x 119	30 x 99	32 x 125	60 x 100	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1922 / 0	1902 / 0	1914 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	E Minimum	C Average 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	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.3	1.3	1.5	1.3	1.5
Bedrooms	1	4	3	2	2	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	510	1244	920	1176	1084	1240
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	510	1343	989	1596	1351	1840
Att/Det Gar Sqft		528		396	360	528
Prior Land	$7,500					
Prior Total	$33,000					
Comp Land Estimate	$8,000	$13,000	$7,000	$8,000	$12,000	$13,000
Sale Date		1/3/2020	4/7/2020	10/14/2020	1/22/2019	4/10/2018
Sale Price		$111,000	$85,000	$131,840	$106,000	$115,000
Time Adj Sale Price		$112,100	$85,400	$131,800	$111,300	$127,100
TADJSP/SQFT		$83.47	$86.35	$82.58	$82.38	$69.08
Total Adj Factors	$14,500	$47,400	$26,400	$52,000	$43,600	$60,000
Adjusted Sale Price		$79,200	$73,500	$94,300	$82,200	$81,600
Comparable Estimate	$82,000 ($160.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-10	113.77-3-11	112.76-4-8	113.78-1-3	113.77-3-27	112.76-4-20
Owner	Turnbull, Timothy A	Urbanski, Christopher	Marino, Jillian M	Hofbauer, Nicolas	Myers, Brooke C	Karki, Deo N
Address	33 Colby St	62 Alaska St	114 Claude Dr	43 Glidden St	95 Medina St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 136	52 x 117	50 x 100	50 x 120	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	910	910	884	832	897	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 132	0 0	0 0
SFLA	910	910	884	832	897	1012
Att/Det Gar Sqft	484	400	308	396	352	352
Prior Land	$11,600					
Prior Total	$64,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$11,000
Sale Date		3/27/2019	6/5/2020	4/30/2019	8/7/2018	10/16/2020
Sale Price		$104,300	$140,000	$121,250	$105,000	$134,900
Time Adj Sale Price		$108,900	$140,200	$126,100	$113,500	$134,900
TADJSP/SQFT		$119.67	$158.60	$151.56	$126.53	$133.30
Total Adj Factors	$48,600	$47,800	$47,700	$45,800	$46,700	$52,300
Adjusted Sale Price		$109,700	$141,100	$128,900	$115,400	$131,200
Comparable Estimate	$125,000 ($137.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-21	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Fullagar, Jevetta J	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	34 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	440	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$68,700					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,000	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,300	$138,500	$107,100	$120,500	$112,800
Comparable Estimate	$121,000 ($145.43/SFLA)					

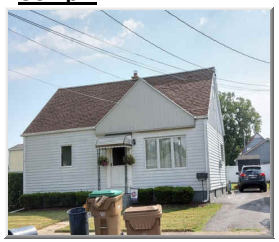
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-8	113.61-5-22	113.54-8-3	113.70-3-19	113.62-5-25	113.63-2-17
Owner	Brodnicki, Michael J	Simons, Patricia E	Plante, Anjolie R	Crawford, Chelsea N	Merlino, Dallas T	Duengfelder, Amy L
Address	36 Colby St	91 Colby St	32 Linden St	1365 Harlem Rd	235 Aris Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 129	63 x 120	54 x 123	46 x 114	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	800	860	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	990	990	998	1025	990	990
Att/Det Gar Sqft	336	260	440	200	480	352
Prior Land	$9,200					
Prior Total	$73,500					
Comp Land Estimate	$13,000	$14,000	$13,000	$11,000	$11,000	$12,000
Sale Date		2/10/2020	8/21/2020	8/22/2019	8/30/2019	12/30/2019
Sale Price		$105,000	$139,000	$115,000	$125,000	$112,000
Time Adj Sale Price		$105,900	$139,000	$118,100	$128,400	$113,500
TADJSP/SQFT		$106.97	$139.28	$115.22	$129.70	$114.65
Total Adj Factors	$45,100	$43,600	$45,500	$42,300	$44,600	$46,500
Adjusted Sale Price		$107,400	$138,600	$120,900	$128,900	$112,100
Comparable Estimate	$122,000 ($123.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-9	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Hageman, Scot E	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	37 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 136	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	352	396	308	400	352	280
Prior Land	$11,600					
Prior Total	$65,000					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$44,600	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$124,900	$137,100	$105,700	$111,400	$119,100
Comparable Estimate	$120,000 ($144.23/SFLA)					

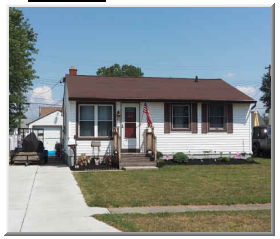
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-23	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	113.55-9-13
Owner	York, Velma	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Crone, Scott E
Address	37 Colby St	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	90 x 109	75 x 100	72 x 107	38 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	1 No central No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0	2.0
Bedrooms	3	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	880	1535	1065	1430	1100	1440
2nd Sty Area	0	0	0	0	1100	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1993	1758	2145	2200	2520
Att/Det Gar Sqft	480	342	484	744	440	440
Prior Land	$12,000					
Prior Total	$68,000					
Comp Land Estimate	$13,000	$16,000	$14,000	$14,000	$9,000	$10,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020	12/30/2019
Sale Price		$155,000	$166,000	$168,000	$137,000	$134,999
Time Adj Sale Price		$157,600	$166,000	$186,800	$137,000	$136,800
TADJSP/SQFT		$79.08	$94.43	$87.09	$62.27	$54.29
Total Adj Factors	$52,100	$59,400	$76,000	$64,200	$39,600	$76,800
Adjusted Sale Price		$150,300	$142,100	$174,700	$149,500	$112,100
Comparable Estimate	$146,000 ($102.1/SFLA)					

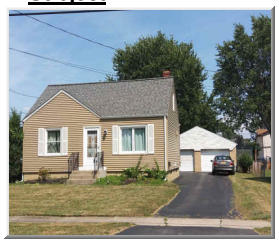
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-22	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Witkowski, Brian	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	40 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	480	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$69,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$47,100	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$127,400	$139,600	$108,200	$121,600	$113,900
Comparable Estimate	$122,000 ($146.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-24	113.61-4-24	113.70-5-17	113.62-5-21	113.62-5-11	113.63-2-26
Owner	Kulkewicz, Brandon	Toledo-Castro, Oudaliz	Samuel, Brittany	Rose-Lindquist, Molly K	Fuest, Lauren A	Ras, Benita L
Address	41 Colby St	205 Alaska St	157 Aris Ave	221 Aris Ave	238 Cass Ave	181 Garland 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 120	45 x 117	55 x 119	51 x 98	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1951 / 0	1951 / 0	1950 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	933	825	924	948	780	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1263	1221	1254	1278	1110	1374
Att/Det Gar Sqft	360		440	352	352	384
Prior Land	$8,700					
Prior Total	$77,400					
Comp Land Estimate	$13,000	$11,000	$13,000	$11,000	$12,000	$13,000
Sale Date		8/31/2020	10/16/2020	9/16/2020	6/16/2020	4/24/2020
Sale Price		$115,000	$115,000	$139,000	$161,519	$132,100
Time Adj Sale Price		$115,000	$115,000	$139,000	$161,800	$132,800
TADJSP/SQFT		$94.19	$91.71	$108.76	$145.77	$96.65
Total Adj Factors	$52,700	$27,700	$54,400	$53,600	$48,500	$53,700
Adjusted Sale Price		$140,000	$113,300	$138,100	$166,000	$131,800
Comparable Estimate	$138,000 ($109.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-7	113.61-4-24	113.63-2-26	113.70-5-17	113.62-1-18	113.62-5-21
Owner	Wilk, John C	Toledo-Castro, Oudaliz	Ras, Benita L	Samuel, Brittany	Dutson, Tanya C	Rose-Lindquist, Molly K
Address	42 Colby St	205 Alaska St	181 Garland Ave	157 Aris Ave	91 Hedley St	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 128	45 x 117	55 x 124	55 x 119	61 x 120	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1951 / 0	1950 / 0	1950 / 0	1949 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	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	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	998	825	1044	924	833	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1355	1221	1374	1254	1367	1278
Att/Det Gar Sqft	462		384	440	308	352
Prior Land	$9,000					
Prior Total	$81,300					
Comp Land Estimate	$13,000	$11,000	$13,000	$13,000	$14,000	$11,000
Sale Date		8/31/2020	4/24/2020	10/16/2020	12/6/2018	9/16/2020
Sale Price		$115,000	$132,100	$115,000	$120,000	$139,000
Time Adj Sale Price		$115,000	$132,800	$115,000	$126,800	$139,000
TADJSP/SQFT		$94.19	$96.65	$91.71	$92.76	$108.76
Total Adj Factors	$59,100	$27,700	$53,700	$54,400	$56,600	$53,600
Adjusted Sale Price		$146,400	$138,200	$119,700	$129,300	$144,500
Comparable Estimate	$136,000 ($100.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-8	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Weigand Robert P	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	43 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	484	396	308	400	352	280
Prior Land	$8,900					
Prior Total	$69,400					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$46,100	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$126,400	$138,600	$107,200	$112,900	$120,600
Comparable Estimate	$121,000 ($145.43/SFLA)					

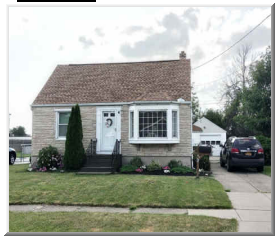
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-23	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Szczepankiewicz, Rona	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	44 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	352	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$68,200					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$45,100	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$125,400	$137,600	$106,200	$119,600	$111,900
Comparable Estimate	$120,000 ($144.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-25	113.70-1-25	113.69-5-25	112.84-2-1	113.61-5-22	113.69-4-6
Owner	Donohoe, Sinead M	Hare, Jennifer E	Donohoe, Sinead M	Irwin, Shane	Simons, Patricia E	Masternak, Emma
Address	47 Colby St	67 Hedley St	47 Colby St	50 Rossler Ave	91 Colby St	48 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 120	53 x 120	54 x 120	40 x 116	63 x 120	55 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1951 / 0	1954 / 0	1949 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	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	660	660	660	725	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 180	0 0	0 0
SFLA	660	660	660	725	990	990
Att/Det Gar Sqft	528		528		260	528
Prior Land	$11,300					
Prior Total	$62,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$10,000	$14,000	$13,000
Sale Date		10/19/2020	6/26/2019	4/28/2020	2/10/2020	11/2/2018
Sale Price		$116,000	$100,000	$93,000	$105,000	$102,000
Time Adj Sale Price		$116,000	$103,400	$93,500	$105,900	$108,400
TADJSP/SQFT		$175.76	$156.67	$128.97	$106.97	$109.49
Total Adj Factors	$36,100	$30,700	$36,100	$23,900	$43,600	$46,400
Adjusted Sale Price		$121,400	$103,400	$105,700	$98,400	$98,100
Comparable Estimate	$105,000 ($159.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-7	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Willard, Matthew A	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	47 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 135	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	400	396	308	400	352	280
Prior Land	$8,900					
Prior Total	$68,700					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$46,000	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$126,300	$138,500	$107,100	$112,800	$120,500
Comparable Estimate	$121,000 ($145.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-6	113.61-5-22	113.69-4-6	113.78-4-4	113.70-4-24	113.54-8-3
Owner	Masternak, Emma	Simons, Patricia E	Masternak, Emma	Bailey, Matthew R	Rodriguez, Carlos A	Plante, Anjolie R
Address	48 Colby St	91 Colby St	48 Colby St	90 Aris Ave	209 Crisfield Ave	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 128	63 x 120	55 x 128	50 x 114	48 x 114	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1954 / 0	1954 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	704	730	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	990	990	990	1056	1060	998
Att/Det Gar Sqft	528	260	528		294	440
Prior Land	$9,000					
Prior Total	$74,400					
Comp Land Estimate	$13,000	$14,000	$13,000	$12,000	$11,000	$13,000
Sale Date		2/10/2020	11/2/2018	9/17/2020	1/31/2020	8/21/2020
Sale Price		$105,000	$102,000	$140,000	$122,000	$139,000
Time Adj Sale Price		$105,900	$108,400	$140,000	$123,200	$139,000
TADJSP/SQFT		$106.97	$109.49	$132.58	$116.23	$139.28
Total Adj Factors	$46,400	$43,600	$46,400	$42,600	$58,200	$45,500
Adjusted Sale Price		$108,700	$108,400	$143,800	$111,400	$139,900
Comparable Estimate	$122,000 ($123.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-24	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Mydlarz, Stanley	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	50 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	396	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$68,900					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,400	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,700	$138,900	$107,500	$120,900	$113,200
Comparable Estimate	$121,000 ($145.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-26	113.61-5-22	113.54-8-3	113.70-3-19	113.62-5-25	113.63-2-17
Owner	Mellody, Daniel J	Simons, Patricia E	Plante, Anjolie R	Crawford, Chelsea N	Merlino, Dallas T	Duengfelder, Amy L
Address	51 Colby St	91 Colby St	32 Linden St	1365 Harlem Rd	235 Aris Ave	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 120	63 x 120	54 x 123	46 x 114	49 x 98	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	660	800	860	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 320
SFLA	990	990	998	1025	990	990
Att/Det Gar Sqft	480	260	440	200	480	352
Prior Land	$8,700					
Prior Total	$73,100					
Comp Land Estimate	$13,000	$14,000	$13,000	$11,000	$11,000	$12,000
Sale Date		2/10/2020	8/21/2020	8/22/2019	8/30/2019	12/30/2019
Sale Price		$105,000	$139,000	$115,000	$125,000	$112,000
Time Adj Sale Price		$105,900	$139,000	$118,100	$128,400	$113,500
TADJSP/SQFT		$106.97	$139.28	$115.22	$129.70	$114.65
Total Adj Factors	$43,600	$43,600	$45,500	$42,300	$44,600	$46,500
Adjusted Sale Price		$105,900	$137,100	$119,400	$127,400	$110,600
Comparable Estimate	$120,000 ($121.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-6	113.77-3-11	112.76-4-8	113.78-1-3	113.77-3-27	112.76-4-20
Owner	Sodus, Amy M	Urbanski, Christopher	Marino, Jillian M	Hofbauer, Nicolas	Myers, Brooke C	Karki, Deo N
Address	53 Colby St	62 Alaska St	114 Claude Dr	43 Glidden St	95 Medina St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 135	52 x 117	50 x 100	50 x 120	50 x 117	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	910	910	884	832	897	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 132	0 0	0 0
SFLA	910	910	884	832	897	1012
Att/Det Gar Sqft	483	400	308	396	352	352
Prior Land	$8,900					
Prior Total	$68,700					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$11,000
Sale Date		3/27/2019	6/5/2020	4/30/2019	8/7/2018	10/16/2020
Sale Price		$104,300	$140,000	$121,250	$105,000	$134,900
Time Adj Sale Price		$108,900	$140,200	$126,100	$113,500	$134,900
TADJSP/SQFT		$119.67	$158.60	$151.56	$126.53	$133.30
Total Adj Factors	$49,900	$47,800	$47,700	$45,800	$46,700	$52,300
Adjusted Sale Price		$111,000	$142,400	$130,200	$116,700	$132,500
Comparable Estimate	$127,000 ($139.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-5	113.70-1-25	113.61-5-22	112.84-2-1	113.63-2-18	113.54-8-3
Owner	Stevens, Nicole	Hare, Jennifer E	Simons, Patricia E	Irwin, Shane	Lelonek, Justin	Plante, Anjolie R
Address	54 Colby St	67 Hedley St	91 Colby St	50 Rossler Ave	162 Bright St	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 128	53 x 120	63 x 120	40 x 116	50 x 124	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1951 / 0	1952 / 0	1949 / 0	1949 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
Bedrooms	3	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	725	660	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 180	0 0	0 0
SFLA	814	660	990	725	880	998
Att/Det Gar Sqft	484		260		352	440
Prior Land	$11,800					
Prior Total	$67,000					
Comp Land Estimate	$13,000	$12,000	$14,000	$10,000	$12,000	$13,000
Sale Date		10/19/2020	2/10/2020	4/28/2020	5/20/2020	8/21/2020
Sale Price		$116,000	$105,000	$93,000	$99,000	$139,000
Time Adj Sale Price		$116,000	$105,900	$93,500	$99,300	$139,000
TADJSP/SQFT		$175.76	$106.97	$128.97	$112.84	$139.28
Total Adj Factors	$40,000	$30,700	$43,600	$23,900	$40,900	$45,500
Adjusted Sale Price		$125,300	$102,300	$109,600	$98,400	$133,500
Comparable Estimate	$114,000 ($140.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-25	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Weigand, Elaine J	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	56 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	440	396	308	400	280	352
Prior Land	$10,900					
Prior Total	$68,000					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$45,900	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,200	$138,400	$107,000	$120,400	$112,700
Comparable Estimate	$121,000 ($145.43/SFLA)					

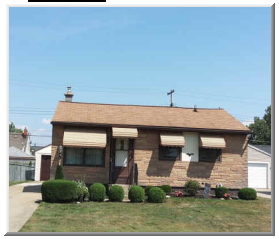
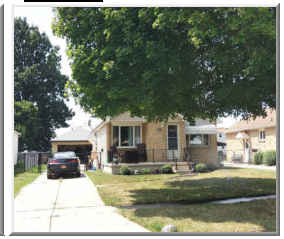
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-27	113.61-5-22	113.69-4-6	113.78-4-4	113.70-4-24	113.54-8-3
Owner	Lattner, David A	Simons, Patricia E	Masternak, Emma	Bailey, Matthew R	Rodriguez, Carlos A	Plante, Anjolie R
Address	57 Colby St	91 Colby St	48 Colby St	90 Aris Ave	209 Crisfield Ave	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 120	63 x 120	55 x 128	50 x 114	48 x 114	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1954 / 0	1954 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	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	660	660	660	704	730	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	990	990	990	1056	1060	998
Att/Det Gar Sqft	760	260	528		294	440
Prior Land	$11,300					
Prior Total	$74,000					
Comp Land Estimate	$13,000	$14,000	$13,000	$12,000	$11,000	$13,000
Sale Date		2/10/2020	11/2/2018	9/17/2020	1/31/2020	8/21/2020
Sale Price		$105,000	$102,000	$140,000	$122,000	$139,000
Time Adj Sale Price		$105,900	$108,400	$140,000	$123,200	$139,000
TADJSP/SQFT		$106.97	$109.49	$132.58	$116.23	$139.28
Total Adj Factors	$50,800	$43,600	$46,400	$42,600	$58,200	$45,500
Adjusted Sale Price		$113,100	$112,800	$148,200	$115,800	$144,300
Comparable Estimate	$127,000 ($128.28/SFLA)					

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

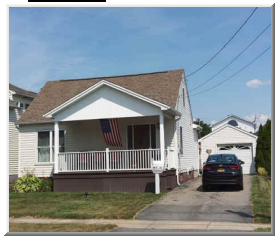
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-5	113.77-4-23	113.69-3-11	113.55-9-3	113.77-5-16	112.76-4-20
Owner	Mikolajek Jerome & W	Wayne, Alexis M	Maldonado, Carlos J	Fontanes, Raymond	Shaw, Joshua K	Karki, Deo N
Address	57 Colby St	81 Alaska St	102 Alaska St	30 Iroquois Ave	6 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 134	50 x 117	50 x 117	60 x 108	68 x 120	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1958 / 0	1955 / 0	1952 / 0	1954 / 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	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 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	1126	1176	1156	1124	1300	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1126	1176	1156	1124	1300	1012
Att/Det Gar Sqft		440	280	352	440	352
Prior Land	$8,900					
Prior Total	$72,100					
Comp Land Estimate	$13,000	$12,000	$12,000	$13,000	$14,000	$11,000
Sale Date		5/27/2020	10/30/2019	8/10/2020	8/2/2019	10/16/2020
Sale Price		$150,000	$134,500	$147,500	$120,900	$134,900
Time Adj Sale Price		$150,500	$137,200	$147,500	$124,100	$134,900
TADJSP/SQFT		$127.98	$118.69	$131.23	$95.46	$133.30
Total Adj Factors	$54,100	$60,000	$56,400	$57,800	$63,700	$52,300
Adjusted Sale Price		$144,600	$134,900	$143,800	$114,500	$136,700
Comparable Estimate	$135,000 ($119.89/SFLA)					

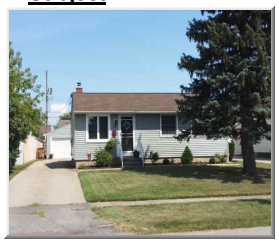
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-4	113.78-1-12	113.61-5-13	113.61-4-24	113.63-2-26	113.62-5-21
Owner	Laux, Katherine M	Volsch, Dorian C	Fiegl, Grant	Toledo-Castro, Oudaliz	Ras, Benita L	Rose-Lindquist, Molly K
Address	60 Colby St	12 Hedley St	130 Hedley St	205 Alaska St	181 Garland Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 127	50 x 120	60 x 120	45 x 117	55 x 124	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1952 / 0	1951 / 0	1950 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	2	3	3
Full/Half Baths	1 / 0	2 / 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	3 Partial 0	3 Partial 0
1st Sty Area	910	916	952	825	1044	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 952	0 0	0 0	0 0
SFLA	1405	1411	1428	1221	1374	1278
Att/Det Gar Sqft	1,032	392	352		384	352
Prior Land	$9,000					
Prior Total	$77,100					
Comp Land Estimate	$13,000	$12,000	$13,000	$11,000	$13,000	$11,000
Sale Date		4/3/2020	8/26/2019	8/31/2020	4/24/2020	9/16/2020
Sale Price		$185,000	$120,000	$115,000	$132,100	$139,000
Time Adj Sale Price		$185,900	$123,200	$115,000	$132,800	$139,000
TADJSP/SQFT		$131.75	$86.27	$94.19	$96.65	$108.76
Total Adj Factors	$63,400	$88,600	$58,900	$27,700	$53,700	$53,600
Adjusted Sale Price		$160,700	$127,700	$150,700	$142,500	$148,800
Comparable Estimate	$146,000 ($103.91/SFLA)					

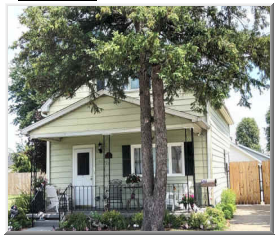
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-26	113.77-4-23	113.69-3-11	112.76-4-20	113.71-5-4	113.55-9-3
Owner	Tona, Gertrude M	Wayne, Alexis M	Maldonado, Carlos J	Karki, Deo N	Squires, Clark E	Fontanes, Raymond
Address	62 Colby St	81 Alaska St	102 Alaska St	68 Claude Dr	22 Nandale Dr	30 Iroquois 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 117	50 x 117	50 x 100	50 x 149	60 x 108
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	1954 / 0	1958 / 0	1955 / 0	1958 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1072	1176	1156	1012	1072	1124
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1072	1176	1156	1012	1072	1124
Att/Det Gar Sqft	440	440	280	352	484	352
Prior Land	$8,200					
Prior Total	$72,400					
Comp Land Estimate	$12,000	$12,000	$12,000	$11,000	$13,000	$13,000
Sale Date		5/27/2020	10/30/2019	10/16/2020	10/8/2020	8/10/2020
Sale Price		$150,000	$134,500	$134,900	$155,000	$147,500
Time Adj Sale Price		$150,500	$137,200	$134,900	$155,000	$147,500
TADJSP/SQFT		$127.98	$118.69	$133.30	$144.59	$131.23
Total Adj Factors	$54,300	$60,000	$56,400	$52,300	$57,300	$57,800
Adjusted Sale Price		$144,800	$135,100	$136,900	$152,000	$144,000
Comparable Estimate	$143,000 ($133.4/SFLA)					

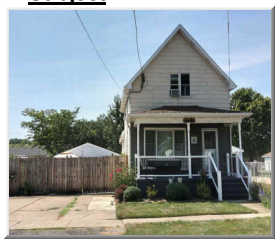
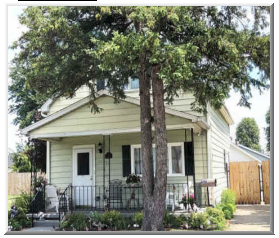
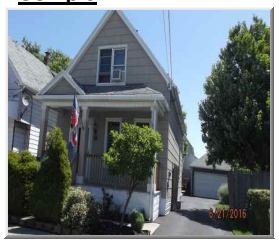
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-4	113.78-1-3	112.76-4-8	113.77-3-11	113.77-3-27	113.70-1-12
Owner	Fronczak, James E	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Myers, Brooke C	Shenk, Amanda
Address	63 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	95 Medina St	14 Glidden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 134	50 x 120	50 x 100	52 x 117	50 x 117	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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	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	832	832	884	910	897	877
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	897	877
Att/Det Gar Sqft	308	396	308	400	352	280
Prior Land	$8,900					
Prior Total	$68,100					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	8/7/2018	6/17/2019
Sale Price		$121,250	$140,000	$104,300	$105,000	$116,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$113,500	$119,900
TADJSP/SQFT		$151.56	$158.60	$119.67	$126.53	$136.72
Total Adj Factors	$44,500	$45,800	$47,700	$47,800	$46,700	$45,400
Adjusted Sale Price		$124,800	$137,000	$105,600	$111,300	$119,000
Comparable Estimate	$120,000 ($144.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-28	113.78-1-12	113.61-5-13	113.61-4-24	113.63-2-26	113.62-5-21
Owner	Smith, Barry D	Volsch, Dorian C	Fiegl, Grant	Toledo-Castro, Oudaliz	Ras, Benita L	Rose-Lindquist, Molly K
Address	65 Colby St	12 Hedley St	130 Hedley St	205 Alaska St	181 Garland Ave	221 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	54 x 120	50 x 120	60 x 120	45 x 117	55 x 124	51 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1952 / 0	1951 / 0	1950 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	D Economy 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	2	3	3
Full/Half Baths	1 / 0	2 / 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	3 Partial 0	3 Partial 0
1st Sty Area	1052	916	952	825	1044	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 952	0 0	0 0	0 0
SFLA	1382	1411	1428	1221	1374	1278
Att/Det Gar Sqft	280	392	352		384	352
Prior Land	$11,300					
Prior Total	$75,000					
Comp Land Estimate	$13,000	$12,000	$13,000	$11,000	$13,000	$11,000
Sale Date		4/3/2020	8/26/2019	8/31/2020	4/24/2020	9/16/2020
Sale Price		$185,000	$120,000	$115,000	$132,100	$139,000
Time Adj Sale Price		$185,900	$123,200	$115,000	$132,800	$139,000
TADJSP/SQFT		$131.75	$86.27	$94.19	$96.65	$108.76
Total Adj Factors	$55,600	$88,600	$58,900	$27,700	$53,700	$53,600
Adjusted Sale Price		$152,900	$119,900	$142,900	$134,700	$141,000
Comparable Estimate	$138,000 ($99.86/SFLA)					

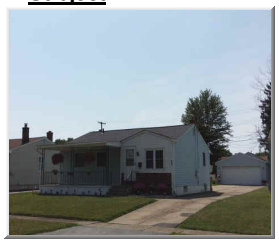
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-27	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Druzbik, Diane A	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	66 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	400	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$68,400					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$44,900	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$125,200	$137,400	$106,000	$119,400	$111,700
Comparable Estimate	$120,000 ($144.23/SFLA)					

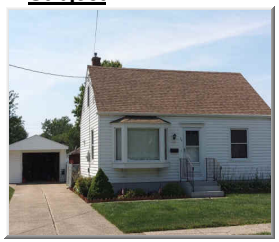
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-5-29	113.61-5-15	112.68-2-14	113.71-8-2	113.70-2-11	113.55-5-11
Owner	Orlikowski, Michael J	Marone, Thomas	Niedbalski, Samantha L	Otamere, Trina D	La Mond, Lisa	Jackson, Kathleen M
Address	67 Colby St	118 Hedley St	180 Rossler Ave	295 Parker St	1368 Harlem Rd	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 60	60 x 120	32 x 125	60 x 119	45 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1903 / 0	1902 / 0	1900 / 0	1937 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	2.0	1.5
Bedrooms	5	2	2	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	914	1240	1176	1244	936	1070
2nd Sty Area	922	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1836	1840	1596	1343	1776	1520
Att/Det Gar Sqft	624	528	396	528	440	399
Prior Land	$3,400					
Prior Total	$73,200					
Comp Land Estimate	$5,000	$13,000	$8,000	$13,000	$11,000	$13,000
Sale Date		4/10/2018	10/14/2020	1/3/2020	6/23/2020	9/30/2019
Sale Price		$115,000	$131,840	$111,000	$110,800	$125,600
Time Adj Sale Price		$127,100	$131,800	$112,100	$111,000	$128,500
TADJSP/SQFT		$69.08	$82.58	$83.47	$62.50	$84.54
Total Adj Factors	$53,900	$60,000	$52,000	$47,400	$61,900	$48,100
Adjusted Sale Price		$121,000	$133,700	$118,600	$103,000	$134,300
Comparable Estimate	$122,000 ($66.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-3	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Young, Donald W	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	67 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 133	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	308	396	308	400	280	352
Prior Land	$8,700					
Prior Total	$69,700					
Comp Land Estimate	$13,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,600	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,900	$139,100	$107,700	$121,100	$113,400
Comparable Estimate	$122,000 ($146.63/SFLA)					

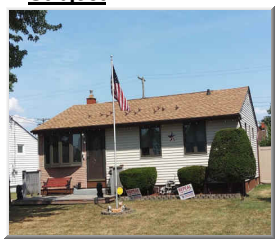
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-3	113.55-5-11	123.28-3-9	113.70-2-11	113.71-8-2	123.35-9-18
Owner	Schaefer Eric P	Jackson, Kathleen M	Shaw, Ashley L	La Mond, Lisa	Otamere, Trina D	Milburth, Robert Josepl
Address	68 Colby St	97 Girard Ave	125 Meadowbrook Pkw	1368 Harlem Rd	295 Parker St	39 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 126	63 x 108	30 x 99	45 x 120	60 x 119	60 x 100
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	04 Composition
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1922 / 0	1937 / 0	1900 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	1 No central No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	2.0	1.3	1.3
Bedrooms	4	3	3	3	4	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1044	1070	920	936	1244	1084
2nd Sty Area	0	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1336	1520	989	1776	1343	1351
Att/Det Gar Sqft	672	399		440	528	360
Prior Land	$11,900					
Prior Total	$68,400					
Comp Land Estimate	$17,000	$13,000	$7,000	$11,000	$13,000	$12,000
Sale Date		9/30/2019	4/7/2020	6/23/2020	1/3/2020	1/22/2019
Sale Price		$125,600	$85,000	$110,800	$111,000	$106,000
Time Adj Sale Price		$128,500	$85,400	$111,000	$112,100	$111,300
TADJSP/SQFT		$84.54	$86.35	$62.50	$83.47	$82.38
Total Adj Factors	$27,700	$48,100	$26,400	$61,900	$47,400	$43,600
Adjusted Sale Price		$108,100	$86,700	$76,800	$92,400	$95,400
Comparable Estimate	$92,000 ($68.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-28	113.78-1-12	113.69-3-26	113.61-5-13	112.83-7-1	113.61-3-23
Owner	Siddique, Ammad A	Volsch, Dorian C	Branka, Steven	Fiegl, Grant	Anzalone, Samuel A	Campbell, Errol T
Address	72 Colby St	12 Hedley St	149 Medina St	130 Hedley St	250 Willowlawn Pkwy	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	65 x 117	60 x 120	51 x 119	60 x 117
Building Style	05 Colonial	04 Cape cod	01 Ranch	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1954 / 0	1956 / 0	1952 / 0	1960 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.0	1.5	1.7	1.0
Bedrooms	5	4	3	3	4	3
Full/Half Baths	2 / 0	2 / 1	1 / 0	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	916	1452	952	858	1306
2nd Sty Area	600	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 952	0 100	0 0
SFLA	1432	1411	1452	1428	1501	1306
Att/Det Gar Sqft	400	392	576	352	768	294
Prior Land	$10,900					
Prior Total	$84,000					
Comp Land Estimate	$12,000	$12,000	$14,000	$13,000	$12,000	$13,000
Sale Date		4/3/2020	12/2/2019	8/26/2019	9/25/2020	6/12/2020
Sale Price		$185,000	$124,500	$120,000	$180,000	$131,000
Time Adj Sale Price		$185,900	$126,200	$123,200	$180,000	$131,200
TADJSP/SQFT		$131.75	$86.91	$86.27	$119.92	$100.46
Total Adj Factors	$59,300	$88,600	$71,800	$58,900	$70,100	$76,900
Adjusted Sale Price		$156,600	$113,700	$123,600	$169,200	$113,600
Comparable Estimate	$135,000 ($94.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-2	112.76-4-20	113.69-3-11	113.77-4-23	113.69-4-1	113.55-9-3
Owner	Strychalski Gregory J &	Karki, Deo N	Maldonado, Carlos J	Wayne, Alexis M	Wilson, Amanda	Fontanes, Raymond
Address	73 Colby St	68 Claude Dr	102 Alaska St	81 Alaska St	80 Colby St	30 Iroquois 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 133	50 x 100	50 x 117	50 x 117	35 x 125	60 x 108
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	1952 / 0	1958 / 0	1955 / 0	1958 / 0	1964 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1024	1012	1156	1176	1020	1124
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	1024	1012	1156	1176	1020	1124
Att/Det Gar Sqft	440	352	280	440	300	352
Prior Land	$8,700					
Prior Total	$71,900					
Comp Land Estimate	$13,000	$11,000	$12,000	$12,000	$9,000	$13,000
Sale Date		10/16/2020	10/30/2019	5/27/2020	4/11/2020	8/10/2020
Sale Price		$134,900	$134,500	$150,000	$115,000	$147,500
Time Adj Sale Price		$134,900	$137,200	$150,500	$115,600	$147,500
TADJSP/SQFT		$133.30	$118.69	$127.98	$113.33	$131.23
Total Adj Factors	$53,600	$52,300	$56,400	$60,000	$51,200	$57,800
Adjusted Sale Price		$136,200	$134,400	$144,100	$118,000	$143,300
Comparable Estimate	$135,000 ($131.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-2	113.61-5-22	113.70-1-25	113.63-2-18	112.84-2-1	113.69-5-25
Owner	Kilgore Scott W	Simons, Patricia E	Hare, Jennifer E	Lelonek, Justin	Irwin, Shane	Donohoe, Sinead M
Address	76 Colby St	91 Colby St	67 Hedley St	162 Bright St	50 Rossler Ave	47 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 126	63 x 120	53 x 120	50 x 124	40 x 116	54 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1951 / 0	1949 / 0	1949 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	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	1.5	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	2	2	2	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	660	660	725	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 180	0 0
SFLA	825	990	660	880	725	660
Att/Det Gar Sqft	182	260		352		528
Prior Land	$12,300					
Prior Total	$66,000					
Comp Land Estimate	$14,000	$14,000	$12,000	$12,000	$10,000	$13,000
Sale Date		2/10/2020	10/19/2020	5/20/2020	4/28/2020	6/26/2019
Sale Price		$105,000	$116,000	$99,000	$93,000	$100,000
Time Adj Sale Price		$105,900	$116,000	$99,300	$93,500	$103,400
TADJSP/SQFT		$106.97	$175.76	$112.84	$128.97	$156.67
Total Adj Factors	$38,700	$43,600	$30,700	$40,900	$23,900	$36,100
Adjusted Sale Price		$101,000	$124,000	$97,100	$108,300	$106,000
Comparable Estimate	$107,000 ($129.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-4-1	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Powenski, Ryan	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	77 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	67 x 133	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	528	396	308	400	280	352
Prior Land	$10,300					
Prior Total	$70,300					
Comp Land Estimate	$15,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$48,000	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$128,300	$140,500	$109,100	$122,500	$114,800
Comparable Estimate	$123,000 ($147.84/SFLA)					

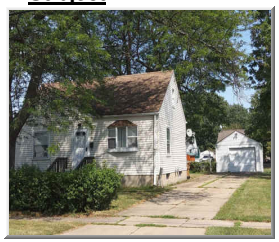
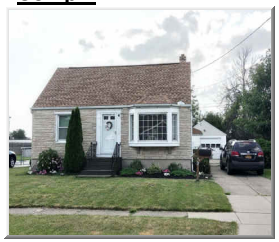
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-29	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Zawadzki, Todd M	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	78 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	576	396	308	400	280	352
Prior Land	$8,200					
Prior Total	$69,700					
Comp Land Estimate	$12,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,400	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$126,700	$138,900	$107,500	$120,900	$113,200
Comparable Estimate	$121,000 ($145.43/SFLA)					

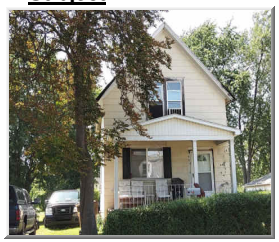
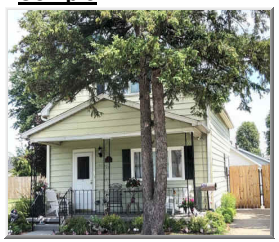
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.69-4-1	113.69-4-1	112.76-4-20	112.67-4-25	112.76-4-8	113.77-4-23
Owner	Wilson, Amanda	Wilson, Amanda	Karki, Deo N	Miranda, Angela M	Marino, Jillian M	Wayne, Alexis M
Address	80 Colby St	80 Colby St	68 Claude Dr	6 Colton St	114 Claude Dr	81 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	35 x 125	35 x 125	50 x 100	75 x 124	50 x 100	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1958 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	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	1020	1020	1012	958	884	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 0	0 442	0 0
SFLA	1020	1020	1012	958	884	1176
Att/Det Gar Sqft	300	300	352	352	308	440
Prior Land	$8,700					
Prior Total	$75,000					
Comp Land Estimate	$9,000	$9,000	$11,000	$15,000	$11,000	$12,000
Sale Date		4/11/2020	10/16/2020	7/23/2020	6/5/2020	5/27/2020
Sale Price		$115,000	$134,900	$148,000	$140,000	$150,000
Time Adj Sale Price		$115,600	$134,900	$148,000	$140,200	$150,500
TADJSP/SQFT		$113.33	$133.30	$154.49	$158.60	$127.98
Total Adj Factors	$51,200	$51,200	$52,300	$52,600	$47,700	$60,000
Adjusted Sale Price		$115,600	$133,800	$146,600	$143,700	$141,700
Comparable Estimate	$136,000 ($133.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.77-5-30	113.78-1-3	112.76-4-8	113.77-3-11	113.70-1-12	113.77-3-27
Owner	Herkey, Wayne	Hofbauer, Nicolas	Marino, Jillian M	Urbanski, Christopher	Shenk, Amanda	Myers, Brooke C
Address	84 Colby St	43 Glidden St	114 Claude Dr	62 Alaska St	14 Glidden St	95 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	67 x 120	50 x 120	50 x 100	52 x 117	50 x 120	50 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1958 / 0	1955 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	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	832	832	884	910	877	897
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 132	0 442	0 0	0 0	0 0
SFLA	832	832	884	910	877	897
Att/Det Gar Sqft	440	396	308	400	280	352
Prior Land	$9,700					
Prior Total	$69,400					
Comp Land Estimate	$14,000	$12,000	$11,000	$12,000	$12,000	$12,000
Sale Date		4/30/2019	6/5/2020	3/27/2019	6/17/2019	8/7/2018
Sale Price		$121,250	$140,000	$104,300	$116,000	$105,000
Time Adj Sale Price		$126,100	$140,200	$108,900	$119,900	$113,500
TADJSP/SQFT		$151.56	$158.60	$119.67	$136.72	$126.53
Total Adj Factors	$46,700	$45,800	$47,700	$47,800	$45,400	$46,700
Adjusted Sale Price		$127,000	$139,200	$107,800	$121,200	$113,500
Comparable Estimate	$122,000 ($146.63/SFLA)					

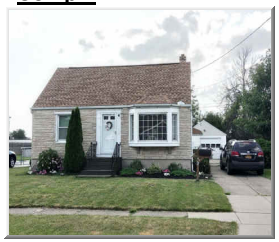
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-18	113.61-3-23	113.77-4-23	113.69-3-11	112.75-5-28	113.69-3-26
Owner	Massaro, Deborah M	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J	Kromphardt, Eric J	Branka, Steven
Address	86 Colby St	195 Medina St	81 Alaska St	102 Alaska St	293 Shanley St	149 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	33 x 125	60 x 117	50 x 117	50 x 117	51 x 114	65 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	1956 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air 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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1306	1176	1156	1230	1452
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 0	0 0	0 0	0 560	0 0
SFLA	1248	1306	1176	1156	1230	1452
Att/Det Gar Sqft	440	294	440	280	576	576
Prior Land	$8,300					
Prior Total	$89,000					
Comp Land Estimate	$8,000	$13,000	$12,000	$12,000	$12,000	$14,000
Sale Date		6/12/2020	5/27/2020	10/30/2019	6/17/2020	12/2/2019
Sale Price		$131,000	$150,000	$134,500	$129,900	$124,500
Time Adj Sale Price		$131,200	$150,500	$137,200	$130,100	$126,200
TADJSP/SQFT		$100.46	$127.98	$118.69	$105.77	$86.91
Total Adj Factors	$72,600	$76,900	$60,000	$56,400	$61,900	$71,800
Adjusted Sale Price		$126,900	$163,100	$153,400	$140,800	$127,000
Comparable Estimate	$142,000 ($113.78/SFLA)					

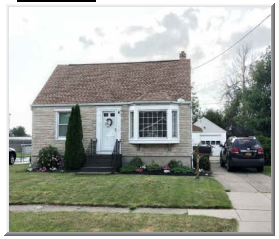
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

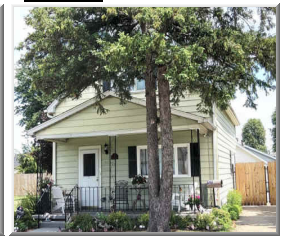
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-22	113.61-5-22	113.54-8-3	113.70-3-19	113.62-5-25	113.70-4-24
Owner	Simons, Patricia E	Simons, Patricia E	Plante, Anjolie R	Crawford, Chelsea N	Merlino, Dallas T	Rodriguez, Carlos A
Address	91 Colby St	91 Colby St	32 Linden St	1365 Harlem Rd	235 Aris Ave	209 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 120	63 x 120	54 x 123	46 x 114	49 x 98	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	660	800	860	660	730
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	990	990	998	1025	990	1060
Att/Det Gar Sqft	260	260	440	200	480	294
Prior Land	$12,300					
Prior Total	$66,000					
Comp Land Estimate	$14,000	$14,000	$13,000	$11,000	$11,000	$11,000
Sale Date		2/10/2020	8/21/2020	8/22/2019	8/30/2019	1/31/2020
Sale Price		$105,000	$139,000	$115,000	$125,000	$122,000
Time Adj Sale Price		$105,900	$139,000	$118,100	$128,400	$123,200
TADJSP/SQFT		$106.97	$139.28	$115.22	$129.70	$116.23
Total Adj Factors	$43,600	$43,600	$45,500	$42,300	$44,600	$58,200
Adjusted Sale Price		$105,900	$137,100	$119,400	$127,400	$108,600
Comparable Estimate	$120,000 ($121.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-17	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11	113.55-5-11
Owner	Colafranceschi , Lawrer	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa	Jackson, Kathleen M
Address	94 Colby St	180 Rossler Ave	118 Hedley St	295 Parker St	1368 Harlem Rd	97 Girard 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	32 x 125	60 x 120	60 x 119	45 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.0	1.5
Bedrooms	4	2	2	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	1155	1176	1240	1244	936	1070
2nd Sty Area	0	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1659	1596	1840	1343	1776	1520
Att/Det Gar Sqft		396	528	528	440	399
Prior Land	$12,200					
Prior Total	$45,000					
Comp Land Estimate	$14,000	$8,000	$13,000	$13,000	$11,000	$13,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020	9/30/2019
Sale Price		$131,840	$115,000	$111,000	$110,800	$125,600
Time Adj Sale Price		$131,800	$127,100	$112,100	$111,000	$128,500
TADJSP/SQFT		$82.58	$69.08	$83.47	$62.50	$84.54
Total Adj Factors	$21,200	$52,000	$60,000	$47,400	$61,900	$48,100
Adjusted Sale Price		$101,000	$88,300	$85,900	$70,300	$101,600
Comparable Estimate	$89,000 ($53.65/SFLA)					

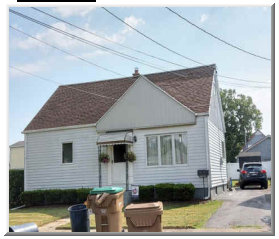
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-23	113.61-4-24	113.61-5-22	113.62-5-11	113.70-4-24	113.78-4-4
Owner	Rozak, Joseph R	Toledo-Castro, Oudaliz	Simons, Patricia E	Fuest, Lauren A	Rodriguez, Carlos A	Bailey, Matthew R
Address	97 Colby St	205 Alaska St	91 Colby St	238 Cass Ave	209 Crisfield Ave	90 Aris 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	45 x 117	63 x 120	50 x 124	48 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1951 / 0	1952 / 0	1950 / 0	1954 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	788	825	660	780	730	704
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1118	1221	990	1110	1060	1056
Att/Det Gar Sqft	336		260	352	294	
Prior Land	$9,200					
Prior Total	$75,200					
Comp Land Estimate	$13,000	$11,000	$14,000	$12,000	$11,000	$12,000
Sale Date		8/31/2020	2/10/2020	6/16/2020	1/31/2020	9/17/2020
Sale Price		$115,000	$105,000	$161,519	$122,000	$140,000
Time Adj Sale Price		$115,000	$105,900	$161,800	$123,200	$140,000
TADJSP/SQFT		$94.19	$106.97	$145.77	$116.23	$132.58
Total Adj Factors	$47,800	$27,700	$43,600	$48,500	$58,200	$42,600
Adjusted Sale Price		$135,100	$110,100	$161,100	$112,800	$145,200
Comparable Estimate	$133,000 ($118.96/SFLA)					

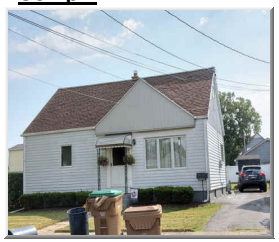
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-16	113.61-5-22	113.54-8-3	113.70-1-25	113.63-2-18	113.69-4-6
Owner	Swiniarski, Irma M	Simons, Patricia E	Plante, Anjolie R	Hare, Jennifer E	Lelonek, Justin	Masternak, Emma
Address	102 Colby St	91 Colby St	32 Linden St	67 Hedley St	162 Bright St	48 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	63 x 120	54 x 123	53 x 120	50 x 124	55 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1950 / 0	1951 / 0	1949 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
Bedrooms	2	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	660	800	660	660	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	872	990	998	660	880	990
Att/Det Gar Sqft	400	260	440		352	528
Prior Land	$11,900					
Prior Total	$72,900					
Comp Land Estimate	$17,000	$14,000	$13,000	$12,000	$12,000	$13,000
Sale Date		2/10/2020	8/21/2020	10/19/2020	5/20/2020	11/2/2018
Sale Price		$105,000	$139,000	$116,000	$99,000	$102,000
Time Adj Sale Price		$105,900	$139,000	$116,000	$99,300	$108,400
TADJSP/SQFT		$106.97	$139.28	$175.76	$112.84	$109.49
Total Adj Factors	$43,500	$43,600	$45,500	$30,700	$40,900	$46,400
Adjusted Sale Price		$105,800	$137,000	$128,800	$101,900	$105,500
Comparable Estimate	$116,000 ($133.03/SFLA)					

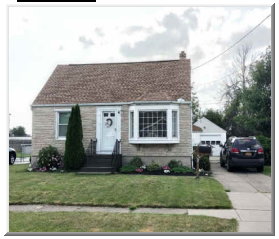
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-24	113.61-5-22	113.54-8-3	113.70-3-19	113.70-5-7	113.63-2-18
Owner	Rago, Joann	Simons, Patricia E	Plante, Anjolie R	Crawford, Chelsea N	Kozlowski, Ryan A	Lelonek, Justin
Address	103 Colby St	91 Colby St	32 Linden St	1365 Harlem Rd	156 Cass Ave	162 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	63 x 120	54 x 123	46 x 114	50 x 124	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1951 / 0	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.3
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	925	660	800	860	774	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	925	990	998	1025	939	880
Att/Det Gar Sqft	280	260	440	200	352	352
Prior Land	$12,000					
Prior Total	$76,000					
Comp Land Estimate	$13,000	$14,000	$13,000	$11,000	$12,000	$12,000
Sale Date		2/10/2020	8/21/2020	8/22/2019	5/13/2019	5/20/2020
Sale Price		$105,000	$139,000	$115,000	$125,000	$99,000
Time Adj Sale Price		$105,900	$139,000	$118,100	$129,600	$99,300
TADJSP/SQFT		$106.97	$139.28	$115.22	$138.02	$112.84
Total Adj Factors	$41,700	$43,600	$45,500	$42,300	$42,400	$40,900
Adjusted Sale Price		$104,000	$135,200	$117,500	$128,900	$100,100
Comparable Estimate	$117,000 ($126.49/SFLA)					

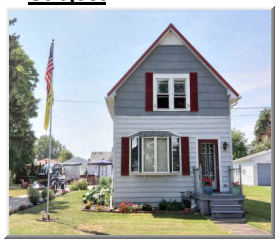
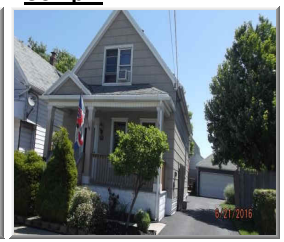
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-25	123.28-3-9	113.71-8-2	123.35-9-18	113.55-5-11	112.68-2-14
Owner	Olejniczak, Florian G	Shaw, Ashley L	Otamere, Trina D	Milburth, Robert Josepl	Jackson, Kathleen M	Niedbalski, Samantha L
Address	105 Colby St	125 Meadowbrook Pkwy	295 Parker St	39 Shanley St	97 Girard Ave	180 Rossler 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 120	30 x 99	60 x 119	60 x 100	63 x 108	32 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1900 / 0	1914 / 0	1927 / 0	1902 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.3	1.3	1.3	1.5	1.5
Bedrooms	2	3	4	2	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	992	920	1244	1084	1070	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	992	989	1343	1351	1520	1596
Att/Det Gar Sqft			528	360	399	396
Prior Land	$7,500					
Prior Total	$34,000					
Comp Land Estimate	$8,000	$7,000	$13,000	$12,000	$13,000	$8,000
Sale Date		4/7/2020	1/3/2020	1/22/2019	9/30/2019	10/14/2020
Sale Price		$85,000	$111,000	$106,000	$125,600	$131,840
Time Adj Sale Price		$85,400	$112,100	$111,300	$128,500	$131,800
TADJSP/SQFT		$86.35	$83.47	$82.38	$84.54	$82.58
Total Adj Factors	$12,500	$26,400	$47,400	$43,600	$48,100	$52,000
Adjusted Sale Price		$71,500	$77,200	$80,200	$92,900	$92,300
Comparable Estimate	$83,000 ($83.67/SFLA)					

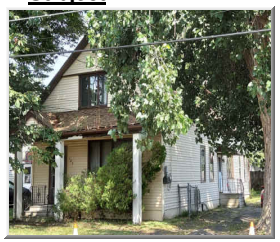
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-15	113.61-4-24	113.70-5-20	112.68-1-27	112.76-1-3	113.61-5-22
Owner	Wisniewski, Mary	Toledo-Castro, Oudaliz	Begum, Zahera	Klein, Brian J	Schneider, Kyle R	Simons, Patricia E
Address	106 Colby St	205 Alaska St	173 Aris Ave	49 Colton St	300 Meadowbrook Pkwy	91 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 123	45 x 117	60 x 98	45 x 124	50 x 114	63 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1951 / 0	1956 / 0	1955 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	4	4	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	1020	825	768	720	909	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 72	0 0	0 0	0 0
SFLA	1174	1221	1152	1080	1305	990
Att/Det Gar Sqft	280		400	280	440	260
Prior Land	$7,600					
Prior Total	$75,300					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$14,000
Sale Date		8/31/2020	10/31/2019	10/1/2020	10/21/2020	2/10/2020
Sale Price		$115,000	$135,500	$125,000	$142,500	$105,000
Time Adj Sale Price		$115,000	$138,200	$125,000	$142,500	$105,900
TADJSP/SQFT		$94.19	$119.97	$115.74	$109.20	$106.97
Total Adj Factors	$48,500	$27,700	$53,100	$44,700	$54,300	$43,600
Adjusted Sale Price		$135,800	$133,600	$128,800	$136,700	$110,800
Comparable Estimate	$129,000 ($109.88/SFLA)					

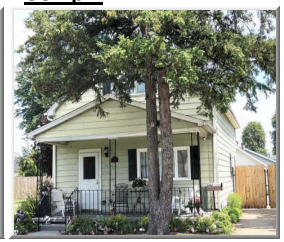
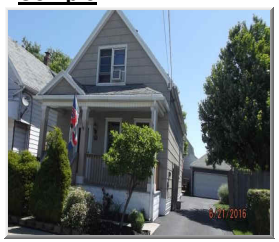
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-26	113.61-5-22	113.61-4-24	113.62-5-11	113.70-4-24	113.54-8-3
Owner	Werner, Robert J	Simons, Patricia E	Toledo-Castro, Oudaliz	Fuest, Lauren A	Rodriguez, Carlos A	Plante, Anjolie R
Address	111 Colby St	91 Colby St	205 Alaska St	238 Cass Ave	209 Crisfield Ave	32 Linden St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	63 x 120	45 x 117	50 x 124	48 x 114	54 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1951 / 0	1950 / 0	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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 / Y	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	2	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	660	825	780	730	800
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1076	990	1221	1110	1060	998
Att/Det Gar Sqft	308	260		352	294	440
Prior Land	$9,200					
Prior Total	$76,000					
Comp Land Estimate	$13,000	$14,000	$11,000	$12,000	$11,000	$13,000
Sale Date		2/10/2020	8/31/2020	6/16/2020	1/31/2020	8/21/2020
Sale Price		$105,000	$115,000	$161,519	$122,000	$139,000
Time Adj Sale Price		$105,900	$115,000	$161,800	$123,200	$139,000
TADJSP/SQFT		$106.97	$94.19	$145.77	$116.23	$139.28
Total Adj Factors	$47,500	$43,600	$27,700	$48,500	$58,200	$45,500
Adjusted Sale Price		$109,800	$134,800	$160,800	$112,500	$141,000
Comparable Estimate	$132,000 ($122.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-14	113.61-4-24	113.62-5-21	113.70-5-17	113.62-5-11	113.61-5-22
Owner	Hess, Amanda L	Toledo-Castro, Oudaliz	Rose-Lindquist, Molly K	Samuel, Brittany	Fuest, Lauren A	Simons, Patricia E
Address	112 Colby St	205 Alaska St	221 Aris Ave	157 Aris Ave	238 Cass Ave	91 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	45 x 123	45 x 117	51 x 98	55 x 119	50 x 124	63 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1951 / 0	1952 / 0	1950 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 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	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	740	825	948	924	780	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1235	1221	1278	1254	1110	990
Att/Det Gar Sqft	400		352	440	352	260
Prior Land	$10,300					
Prior Total	$83,000					
Comp Land Estimate	$11,000	$11,000	$11,000	$13,000	$12,000	$14,000
Sale Date		8/31/2020	9/16/2020	10/16/2020	6/16/2020	2/10/2020
Sale Price		$115,000	$139,000	$115,000	$161,519	$105,000
Time Adj Sale Price		$115,000	$139,000	$115,000	$161,800	$105,900
TADJSP/SQFT		$94.19	$108.76	$91.71	$145.77	$106.97
Total Adj Factors	$53,900	$27,700	$53,600	$54,400	$48,500	$43,600
Adjusted Sale Price		$141,200	$139,300	$114,500	$167,200	$116,200
Comparable Estimate	$136,000 ($110.12/SFLA)					

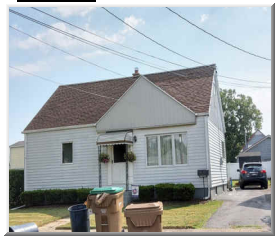
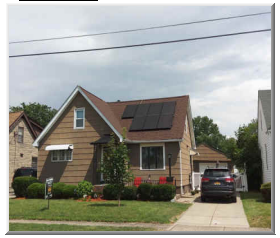
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-27	113.61-5-22	113.54-8-3	113.62-5-25	113.70-3-19	113.70-4-24
Owner	Short, Mary	Simons, Patricia E	Plante, Anjolie R	Merlino, Dallas T	Crawford, Chelsea N	Rodriguez, Carlos A
Address	117 Colby St	91 Colby St	32 Linden St	235 Aris Ave	1365 Harlem Rd	209 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	63 x 120	54 x 123	49 x 98	46 x 114	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1950 / 0	1950 / 0	1951 / 0	1954 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	660	660	800	660	860	730
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	946	990	998	990	1025	1060
Att/Det Gar Sqft	300	260	440	480	200	294
Prior Land	$12,000					
Prior Total	$61,000					
Comp Land Estimate	$13,000	$14,000	$13,000	$11,000	$11,000	$11,000
Sale Date		2/10/2020	8/21/2020	8/30/2019	8/22/2019	1/31/2020
Sale Price		$105,000	$139,000	$125,000	$115,000	$122,000
Time Adj Sale Price		$105,900	$139,000	$128,400	$118,100	$123,200
TADJSP/SQFT		$106.97	$139.28	$129.70	$115.22	$116.23
Total Adj Factors	$33,900	$43,600	$45,500	$44,600	$42,300	$58,200
Adjusted Sale Price		$96,200	$127,400	$117,700	$109,700	$98,900
Comparable Estimate	$110,000 ($116.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-13	113.71-8-2	112.68-2-14	113.61-5-15	123.35-9-18	123.28-3-9
Owner	Brennan, Roland J	Otamere, Trina D	Niedbalski, Samantha L	Marone, Thomas	Milburth, Robert Josepl	Shaw, Ashley L
Address	118 Colby St	295 Parker St	180 Rossler Ave	118 Hedley St	39 Shanley St	125 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 123	60 x 119	32 x 125	60 x 120	60 x 100	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1900 / 0	1902 / 0	1903 / 0	1914 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.3	1.3
Bedrooms	3	4	2	2	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	796	1244	1176	1240	1084	920
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1268	1343	1596	1840	1351	989
Att/Det Gar Sqft	480	528	396	528	360	
Prior Land	$12,100					
Prior Total	$57,000					
Comp Land Estimate	$14,000	$13,000	$8,000	$13,000	$12,000	$7,000
Sale Date		1/3/2020	10/14/2020	4/10/2018	1/22/2019	4/7/2020
Sale Price		$111,000	$131,840	$115,000	$106,000	$85,000
Time Adj Sale Price		$112,100	$131,800	$127,100	$111,300	$85,400
TADJSP/SQFT		$83.47	$82.58	$69.08	$82.38	$86.35
Total Adj Factors	$24,700	$47,400	$52,000	$60,000	$43,600	$26,400
Adjusted Sale Price		$89,400	$104,500	$91,800	$92,400	$83,700
Comparable Estimate	$92,000 ($72.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-28	113.55-9-13	123.36-5-29.11	113.54-5-1.1	113.47-5-2	112.67-5-4
Owner	O'Brien, Dennis J	Crone, Scott E	Kaneza, John	Bahuga, Nabyo Joseph	Hartmann, Robert P Jr	Montes, Brian
Address	123 Colby St	35 Wabash Ave	57 Willowlawn Pkwy	92 Mansion Ave	130 Kennedy Rd	344 Pleasant Pkwy
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 120	40 x 108	38 x 100	72 x 107	95 x 108	50 x 159
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1922 / 0	1911 / 0	1940 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 90	C Average 100	C Average 100	D Economy 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	1 No central No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.7	2.0
Bedrooms	5	4	4	3	5	5
Full/Half Baths	2 / 1	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1510	1440	1100	1430	1402	1188
2nd Sty Area	0	1080	1100	0	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2349	2520	2200	2145	2243	2178
Att/Det Gar Sqft		440	440	744	484	
Prior Land	$12,000					
Prior Total	$51,000					
Comp Land Estimate	$13,000	$10,000	$9,000	$14,000	$16,000	$14,000
Sale Date		12/30/2019	10/9/2020	3/1/2018	12/9/2019	9/18/2018
Sale Price		$134,999	$137,000	$168,000	$153,060	$128,600
Time Adj Sale Price		$136,800	$137,000	$186,800	$155,100	$138,200
TADJSP/SQFT		$54.29	$62.27	$87.09	$69.15	$63.45
Total Adj Factors	$27,000	$76,800	$39,600	$64,200	$72,700	$52,500
Adjusted Sale Price		$87,000	$124,400	$149,600	$109,400	$112,700
Comparable Estimate	$117,000 ($49.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-12	112.68-2-14	113.71-8-2	113.61-5-15	113.55-5-11	123.35-9-18
Owner	Bauer Thomas J	Niedbalski, Samantha L	Otamere, Trina D	Marone, Thomas	Jackson, Kathleen M	Milburth, Robert Josepl
Address	124 Colby St	180 Rossler Ave	295 Parker St	118 Hedley St	97 Girard Ave	39 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 122	32 x 125	60 x 119	60 x 120	63 x 108	60 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1890 / 0	1902 / 0	1900 / 0	1903 / 0	1927 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.5	1.3
Bedrooms	4	2	4	2	3	2
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1116	1176	1244	1240	1070	1084
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1467	1596	1343	1840	1520	1351
Att/Det Gar Sqft	400	396	528	528	399	360
Prior Land	$12,100					
Prior Total	$68,000					
Comp Land Estimate	$14,000	$8,000	$13,000	$13,000	$13,000	$12,000
Sale Date		10/14/2020	1/3/2020	4/10/2018	9/30/2019	1/22/2019
Sale Price		$131,840	$111,000	$115,000	$125,600	$106,000
Time Adj Sale Price		$131,800	$112,100	$127,100	$128,500	$111,300
TADJSP/SQFT		$82.58	$83.47	$69.08	$84.54	$82.38
Total Adj Factors	$50,000	$52,000	$47,400	$60,000	$48,100	$43,600
Adjusted Sale Price		$129,800	$114,700	$117,100	$130,400	$117,700
Comparable Estimate	$122,000 ($83.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-11	112.76-1-3	113.61-4-24	112.76-2-27	113.62-5-21	113.78-1-12
Owner	Boffey, David J	Schneider, Kyle R	Toledo-Castro, Oudaliz	Change, Courtney L	Rose-Lindquist, Molly K	Volsch, Dorian C
Address	130 Colby St	300 Meadowbrook Pkwy	205 Alaska St	297 Meadowbrook Pkwy	221 Aris Ave	12 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 122	50 x 114	45 x 117	50 x 114	51 x 98	50 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1951 / 0	1956 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	4	2	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 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	944	909	825	876	948	916
2nd Sty Area	384	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 0	0 0
SFLA	1328	1305	1221	1314	1278	1411
Att/Det Gar Sqft	440	440		308	352	392
Prior Land	$9,400					
Prior Total	$79,200					
Comp Land Estimate	$14,000	$12,000	$11,000	$12,000	$11,000	$12,000
Sale Date		10/21/2020	8/31/2020	10/24/2019	9/16/2020	4/3/2020
Sale Price		$142,500	$115,000	$129,900	$139,000	$185,000
Time Adj Sale Price		$142,500	$115,000	$132,500	$139,000	$185,900
TADJSP/SQFT		$109.20	$94.19	$100.84	$108.76	$131.75
Total Adj Factors	$55,000	$54,300	$27,700	$54,100	$53,600	$88,600
Adjusted Sale Price		$143,200	$142,300	$133,400	$140,400	$152,300
Comparable Estimate	$142,000 ($106.93/SFLA)					

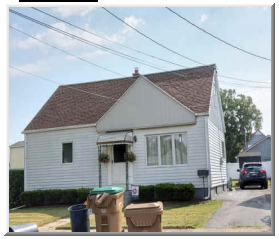
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-10	113.70-8-1.1	102.18-2-13	113.48-8-7	113.47-3-20	113.54-4-3.1
Owner	Paprocki Ted E	Farnham, William D	Leli, Susan	Parker, Robert J	McGuire, Aubrey R	Rashid, Harunur
Address	134 Colby St	207 Parker St	138 Lemoine Ave	50 Patricia Ln	177 Kennedy Rd	84 Warsaw St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 121	114 x 114	60 x 110	50 x 102	52 x 102	62 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1961 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	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	1148	1553	1338	858	832	858
2nd Sty Area	0	0	980	858	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1993	2597	2591	1716	1664	1716
Att/Det Gar Sqft	520	552	399	528		416
Prior Land	$12,000					
Prior Total	$89,000					
Comp Land Estimate	$14,000	$18,000	$13,000	$11,000	$11,000	$14,000
Sale Date		7/18/2018	9/23/2020	9/12/2019	2/7/2020	12/7/2018
Sale Price		$165,000	$169,900	$160,000	$130,000	$139,900
Time Adj Sale Price		$179,400	$169,900	$163,800	$131,100	$147,800
TADJSP/SQFT		$69.08	$65.57	$95.45	$78.79	$86.13
Total Adj Factors	$74,300	$96,600	$91,500	$65,300	$57,000	$66,000
Adjusted Sale Price		$157,100	$152,700	$172,800	$148,400	$156,100
Comparable Estimate	$157,000 ($78.78/SFLA)					

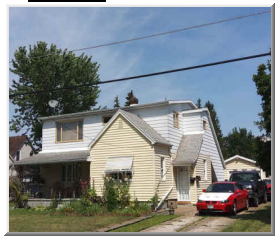
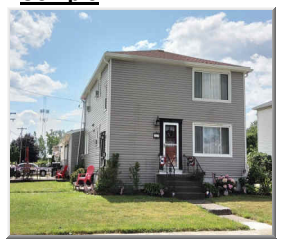
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-29	112.76-4-8	113.78-1-3	113.47-4-9	113.70-1-12	113.77-3-11
Owner	Kowal Stanley F	Marino, Jillian M	Hofbauer, Nicolas	Miller, Andrew J	Shenk, Amanda	Urbanski, Christopher
Address	135 Colby St	114 Claude Dr	43 Glidden St	123 Kennedy Rd	14 Glidden St	62 Alaska St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 120	50 x 100	50 x 120	60 x 102	50 x 120	52 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1958 / 0	1954 / 0	1949 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 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	2	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	870	884	832	936	877	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 132	0 468	0 0	0 0
SFLA	870	884	832	936	877	910
Att/Det Gar Sqft	240	308	396	532	280	400
Prior Land	$12,300					
Prior Total	$70,000					
Comp Land Estimate	$14,000	$11,000	$12,000	$12,000	$12,000	$12,000
Sale Date		6/5/2020	4/30/2019	8/28/2020	6/17/2019	3/27/2019
Sale Price		$140,000	$121,250	$155,000	$116,000	$104,300
Time Adj Sale Price		$140,200	$126,100	$155,000	$119,900	$108,900
TADJSP/SQFT		$158.60	$151.56	$165.60	$136.72	$119.67
Total Adj Factors	$46,500	$47,700	$45,800	$52,300	$45,400	$47,800
Adjusted Sale Price		$139,000	$126,800	$149,200	$121,000	$107,600
Comparable Estimate	$129,000 ($148.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-30	113.61-3-23	113.77-4-23	112.75-5-28	113.69-3-11	113.69-3-26
Owner	Asher, Michael D	Campbell, Errol T	Wayne, Alexis M	Kromphardt, Eric J	Maldonado, Carlos J	Branka, Steven
Address	139 Colby St	195 Medina St	81 Alaska St	293 Shanley St	102 Alaska St	149 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 120	60 x 117	50 x 117	51 x 114	50 x 117	65 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1216	1306	1176	1230	1156	1452
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 0	0 0
SFLA	1216	1306	1176	1230	1156	1452
Att/Det Gar Sqft	260	294	440	576	280	576
Prior Land	$9,500					
Prior Total	$78,900					
Comp Land Estimate	$14,000	$13,000	$12,000	$12,000	$12,000	$14,000
Sale Date		6/12/2020	5/27/2020	6/17/2020	10/30/2019	12/2/2019
Sale Price		$131,000	$150,000	$129,900	$134,500	$124,500
Time Adj Sale Price		$131,200	$150,500	$130,100	$137,200	$126,200
TADJSP/SQFT		$100.46	$127.98	$105.77	$118.69	$86.91
Total Adj Factors	$60,500	$76,900	$60,000	$61,900	$56,400	$71,800
Adjusted Sale Price		$114,800	$151,000	$128,700	$141,300	$114,900
Comparable Estimate	$130,000 ($106.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-8	113.64-2-8	113.54-5-1.1	123.36-5-29.11	123.28-5-13	113.55-9-13
Owner	Schieder, Scott	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John	Contrino, Kathy A	Crone, Scott E
Address	142 Colby St	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy	97 Willowlawn Pkwy	35 Wabash 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 120	90 x 109	72 x 107	38 x 100	75 x 100	40 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1907 / 0	1911 / 0	1922 / 0	1927 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	2.0	1.7	2.0
Bedrooms	6	4	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	992	1535	1430	1100	1065	1440
2nd Sty Area	992	0	0	1100	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1984	1993	2145	2200	1758	2520
Att/Det Gar Sqft	550	342	744	440	484	440
Prior Land	$12,700					
Prior Total	$75,000					
Comp Land Estimate	$14,000	$16,000	$14,000	$9,000	$14,000	$10,000
Sale Date		11/8/2019	3/1/2018	10/9/2020	9/26/2020	12/30/2019
Sale Price		$155,000	$168,000	$137,000	$166,000	$134,999
Time Adj Sale Price		$157,600	$186,800	$137,000	$166,000	$136,800
TADJSP/SQFT		$79.08	$87.09	$62.27	$94.43	$54.29
Total Adj Factors	$58,400	$59,400	$64,200	$39,600	$76,000	$76,800
Adjusted Sale Price		$156,600	$181,000	$155,800	$148,400	$118,400
Comparable Estimate	$152,000 ($76.61/SFLA)					

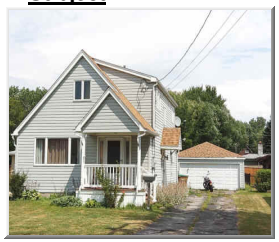
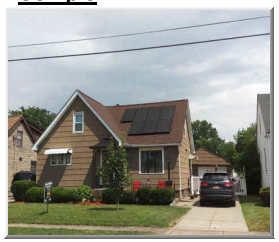
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-5-31	113.54-8-3	113.62-5-11	113.61-5-22	113.61-4-24	113.70-4-24
Owner	Gardon, Cheryl L	Plante, Anjolie R	Fuest, Lauren A	Simons, Patricia E	Toledo-Castro, Oudaliz	Rodriguez, Carlos A
Address	145 Colby St	32 Linden St	238 Cass Ave	91 Colby St	205 Alaska St	209 Crisfield 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 120	54 x 123	50 x 124	63 x 120	45 x 117	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1952 / 0	1951 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.5	1.5	1.5	1.5	1.5	1.5
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	1065	800	780	660	825	730
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1065	998	1110	990	1221	1060
Att/Det Gar Sqft	352	440	352	260		294
Prior Land	$9,500					
Prior Total	$74,500					
Comp Land Estimate	$14,000	$13,000	$12,000	$14,000	$11,000	$11,000
Sale Date		8/21/2020	6/16/2020	2/10/2020	8/31/2020	1/31/2020
Sale Price		$139,000	$161,519	$105,000	$115,000	$122,000
Time Adj Sale Price		$139,000	$161,800	$105,900	$115,000	$123,200
TADJSP/SQFT		$139.28	$145.77	$106.97	$94.19	$116.23
Total Adj Factors	$46,600	$45,500	$48,500	$43,600	$27,700	$58,200
Adjusted Sale Price		$140,100	$159,900	$108,900	$133,900	$111,600
Comparable Estimate	$131,000 ($123/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143001
Print Key	113.61-5-32	113.54-4-3.1	113.48-8-7	113.47-3-20	113.48-8-2	113.37-3-3
Owner	Mikolajek, Jason P	Rashid, Harunur	Parker, Robert J	McGuire, Aubrey R	Williams, Duane	Alnesaffi, Mufeed
Address	149 Colby St	84 Warsaw St	50 Patricia Ln	177 Kennedy Rd	70 Patricia Ln	117 Gates St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	301
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 120	62 x 123	50 x 102	52 x 102	51 x 102	50 x 124
Building Style	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm 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	4	4	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	996	858	858	832	858	1593
2nd Sty Area	884	858	858	832	858	864
Fin Bsmt/Fin Rec Rm	0 996	0 0	0 0	0 0	0 0	0 0
SFLA	1880	1716	1716	1664	1716	2457
Att/Det Gar Sqft	320	416	528			
Prior Land	$12,300					
Prior Total	$84,000					
Comp Land Estimate	$14,000	$14,000	$11,000	$11,000	$11,000	$12,000
Sale Date		12/7/2018	9/12/2019	2/7/2020	6/20/2019	1/6/2020
Sale Price		$139,900	$160,000	$130,000	$145,000	$127,000
Time Adj Sale Price		$147,800	$163,800	$131,100	$149,900	$128,300
TADJSP/SQFT		$86.13	$95.45	$78.79	$87.35	$52.22
Total Adj Factors	$73,200	$66,000	$65,300	$57,000	$58,300	$84,800
Adjusted Sale Price		$155,000	$171,700	$147,300	$164,800	$116,700
Comparable Estimate	$151,000 ($80.32/SFLA)					

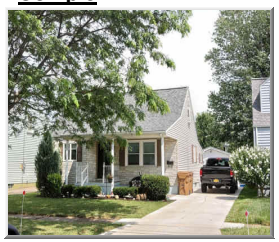
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-19	112.67-4-25	112.76-4-8	112.67-5-1.1	112.76-4-20	112.75-5-20
Owner	Halor, Richard F	Miranda, Angela M	Marino, Jillian M	Miller, Lisa June	Karki, Deo N	Cultrara, Nicholas
Address	5 Colton St	6 Colton St	114 Claude Dr	354 Pleasant Pkwy	68 Claude Dr	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	74 x 70	75 x 124	50 x 100	212 x 153	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1963 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2	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	849	958	884	884	1012	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 208	0 0	0 442	0 0	0 0	0 468
SFLA	849	958	884	884	1012	936
Att/Det Gar Sqft		352	308	304	352	576
Prior Land	$7,900					
Prior Total	$69,700					
Comp Land Estimate	$11,000	$15,000	$11,000	$21,000	$11,000	$12,000
Sale Date		7/23/2020	6/5/2020	9/10/2019	10/16/2020	7/25/2019
Sale Price		$148,000	$140,000	$119,000	$134,900	$131,600
Time Adj Sale Price		$148,000	$140,200	$121,800	$134,900	$135,600
TADJSP/SQFT		$154.49	$158.60	$137.78	$133.30	$144.87
Total Adj Factors	$43,000	$52,600	$47,700	$55,200	$52,300	$53,000
Adjusted Sale Price		$138,400	$135,500	$109,600	$125,600	$125,600
Comparable Estimate	$127,000 ($149.59/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	112.67-4-25	112.67-4-25	112.76-4-8	112.76-4-20	112.67-5-1.1	112.75-5-20
Owner	Miranda, Angela M	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Miller, Lisa June	Cultrara, Nicholas
Address	6 Colton St	6 Colton St	114 Claude Dr	68 Claude Dr	354 Pleasant Pkwy	261 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	75 x 124	75 x 124	50 x 100	50 x 100	212 x 153	51 x 114
Building 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	1961 / 0	1961 / 0	1958 / 0	1958 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2	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	958	958	884	1012	884	936
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0	0 468
SFLA	958	958	884	1012	884	936
Att/Det Gar Sqft	352	352	308	352	304	576
Prior Land	$10,600					
Prior Total	$78,900					
Comp Land Estimate	$15,000	$15,000	$11,000	$11,000	$21,000	$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	9/10/2019	7/25/2019
Sale Price		$148,000	$140,000	$134,900	$119,000	$131,600
Time Adj Sale Price		$148,000	$140,200	$134,900	$121,800	$135,600
TADJSP/SQFT		$154.49	$158.60	$133.30	$137.78	$144.87
Total Adj Factors	$52,600	$52,600	$47,700	$52,300	$55,200	$53,000
Adjusted Sale Price		$148,000	$145,100	$135,200	$119,200	$135,200
Comparable Estimate	$137,000 ($143.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-20	112.68-1-27	112.76-1-3	112.68-1-30	112.76-1-11	112.76-2-27
Owner	Ostempowski, Taylor J	Klein, Brian J	Schneider, Kyle R	Rozwood, Colleen	Keith, John	Change, Courtney L
Address	9 Colton St	49 Colton St	300 Meadowbrook Pkwy	61 Colton St	268 Meadowbrook Pkwy	297 Meadowbrook 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	44 x 124	45 x 124	50 x 114	45 x 124	52 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	720	909	832	848	876
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 462
SFLA	1160	1080	1305	1192	1256	1314
Att/Det Gar Sqft	484	280	440	320	364	308
Prior Land	$7,400					
Prior Total	$77,100					
Comp Land Estimate	$11,000	$11,000	$12,000	$11,000	$12,000	$12,000
Sale Date		10/1/2020	10/21/2020	4/15/2019	10/8/2019	10/24/2019
Sale Price		$125,000	$142,500	$145,000	$133,000	$129,900
Time Adj Sale Price		$125,000	$142,500	$150,800	$135,700	$132,500
TADJSP/SQFT		$115.74	$109.20	$126.51	$108.04	$100.84
Total Adj Factors	$52,900	$44,700	$54,300	$49,800	$54,800	$54,100
Adjusted Sale Price		$133,200	$141,100	$153,900	$133,800	$131,300
Comparable Estimate	$139,000 ($119.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-4-24	112.67-4-25	112.75-5-28	113.77-4-23	112.76-4-20	113.69-4-1
Owner	Eich, Kelly A	Miranda, Angela M	Kromphardt, Eric J	Wayne, Alexis M	Karki, Deo N	Wilson, Amanda
Address	10 Colton St	6 Colton St	293 Shanley St	81 Alaska St	68 Claude Dr	80 Colby St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 124	75 x 124	51 x 114	50 x 117	50 x 100	35 x 125
Building 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	1961 / 0	1957 / 0	1958 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1153	958	1230	1176	1012	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 560	0 0	0 0	0 300
SFLA	1153	958	1230	1176	1012	1020
Att/Det Gar Sqft	280	352	576	440	352	300
Prior Land	$11,600					
Prior Total	$81,000					
Comp Land Estimate	$13,000	$15,000	$12,000	$12,000	$11,000	$9,000
Sale Date		7/23/2020	6/17/2020	5/27/2020	10/16/2020	4/11/2020
Sale Price		$148,000	$129,900	$150,000	$134,900	$115,000
Time Adj Sale Price		$148,000	$130,100	$150,500	$134,900	$115,600
TADJSP/SQFT		$154.49	$105.77	$127.98	$133.30	$113.33
Total Adj Factors	$59,400	$52,600	$61,900	$60,000	$52,300	$51,200
Adjusted Sale Price		$154,800	$127,600	$149,900	$142,000	$123,800
Comparable Estimate	$140,000 ($121.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-4-23	112.68-1-27	113.61-5-22	112.84-2-1	112.76-1-3	112.68-1-30
Owner	Bartosz, Alfreda	Klein, Brian J	Simons, Patricia E	Irwin, Shane	Schneider, Kyle R	Rozwood, Colleen
Address	14 Colton St	49 Colton St	91 Colby St	50 Rossler Ave	300 Meadowbrook Pkwy	61 Colton St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 124	45 x 124	63 x 120	40 x 116	50 x 114	45 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1952 / 0	1949 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	2	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	903	720	660	725	909	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 180	0 0	0 300
SFLA	903	1080	990	725	1305	1192
Att/Det Gar Sqft	440	280	260		440	320
Prior Land	$8,500					
Prior Total	$83,400					
Comp Land Estimate	$12,000	$11,000	$14,000	$10,000	$12,000	$11,000
Sale Date		10/1/2020	2/10/2020	4/28/2020	10/21/2020	4/15/2019
Sale Price		$125,000	$105,000	$93,000	$142,500	$145,000
Time Adj Sale Price		$125,000	$105,900	$93,500	$142,500	$150,800
TADJSP/SQFT		$115.74	$106.97	$128.97	$109.20	$126.51
Total Adj Factors	$43,400	$44,700	$43,600	$23,900	$54,300	$49,800
Adjusted Sale Price		$123,700	$105,700	$113,000	$131,600	$144,400
Comparable Estimate	$124,000 ($137.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-21	112.67-4-25	112.76-4-20	113.69-4-1	112.76-4-8	112.67-5-1.1
Owner	Rybak, Scott	Miranda, Angela M	Karki, Deo N	Wilson, Amanda	Marino, Jillian M	Miller, Lisa June
Address	15 Colton St	6 Colton St	68 Claude Dr	80 Colby St	114 Claude Dr	354 Pleasant 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	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 124	75 x 124	50 x 100	35 x 125	50 x 100	212 x 153
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	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1958 / 0	1964 / 0	1958 / 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	3 Hot wtr/stm 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	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	999	958	1012	1020	884	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 442	0 0
SFLA	999	958	1012	1020	884	884
Att/Det Gar Sqft	440	352	352	300	308	304
Prior Land	$9,400					
Prior Total	$83,400					
Comp Land Estimate	$14,000	$15,000	$11,000	$9,000	$11,000	$21,000
Sale Date		7/23/2020	10/16/2020	4/11/2020	6/5/2020	9/10/2019
Sale Price		$148,000	$134,900	$115,000	$140,000	$119,000
Time Adj Sale Price		$148,000	$134,900	$115,600	$140,200	$121,800
TADJSP/SQFT		$154.49	$133.30	$113.33	$158.60	$137.78
Total Adj Factors	$54,300	$52,600	$52,300	$51,200	$47,700	$55,200
Adjusted Sale Price		$149,700	$136,900	$118,700	$146,800	$120,900
Comparable Estimate	$135,000 ($135.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-4-22	113.61-4-29.1	123.36-6-3	113.69-3-26	112.75-5-28	113.61-3-23
Owner	Pajak, Ronald	Schlau, Annette L	Gasiewicz, Stephanie M	Branka, Steven	Kromphardt, Eric J	Campbell, Errol T
Address	18 Colton St	227 Alaska St	42 Rossler Ave	149 Medina St	293 Shanley St	195 Medina St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 124	88 x 117	80 x 100	65 x 117	51 x 114	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1987 / 0	1963 / 0	1956 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	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	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1643	1560	1496	1452	1230	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 204	0 0	0 560	0 0
SFLA	1643	1560	1496	1452	1230	1306
Att/Det Gar Sqft	480	480	520	576	576	294
Prior Land	$11,900					
Prior Total	$91,300					
Comp Land Estimate	$17,000	$16,000	$14,000	$14,000	$12,000	$13,000
Sale Date		10/17/2019	11/1/2019	12/2/2019	6/17/2020	6/12/2020
Sale Price		$160,000	$127,000	$124,500	$129,900	$131,000
Time Adj Sale Price		$163,200	$129,100	$126,200	$130,100	$131,200
TADJSP/SQFT		$104.62	$86.30	$86.91	$105.77	$100.46
Total Adj Factors	$83,600	$85,100	$90,400	$71,800	$61,900	$76,900
Adjusted Sale Price		$161,700	$122,300	$138,000	$151,800	$137,900
Comparable Estimate	$142,000 ($86.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-22	112.67-4-25	112.67-5-1.1	112.76-4-8	113.69-4-1	112.76-4-20
Owner	Schopp, Philip J	Miranda, Angela M	Miller, Lisa June	Marino, Jillian M	Wilson, Amanda	Karki, Deo N
Address	23 Colton St	6 Colton St	354 Pleasant Pkwy	114 Claude Dr	80 Colby St	68 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120	120
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	58 x 124	75 x 124	212 x 153	50 x 100	35 x 125	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1961 / 0	1963 / 0	1958 / 0	1964 / 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 No	3 Hot wtr/stm 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	2	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	936	958	884	884	1020	1012
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 300	0 0
SFLA	936	958	884	884	1020	1012
Att/Det Gar Sqft	440	352	304	308	300	352
Prior Land	$9,200					
Prior Total	$71,600					
Comp Land Estimate	$13,000	$15,000	$21,000	$11,000	$9,000	$11,000
Sale Date		7/23/2020	9/10/2019	6/5/2020	4/11/2020	10/16/2020
Sale Price		$148,000	$119,000	$140,000	$115,000	$134,900
Time Adj Sale Price		$148,000	$121,800	$140,200	$115,600	$134,900
TADJSP/SQFT		$154.49	$137.78	$158.60	$113.33	$133.30
Total Adj Factors	$51,300	$52,600	$55,200	$47,700	$51,200	$52,300
Adjusted Sale Price		$146,700	$117,900	$143,800	$115,700	$133,900
Comparable Estimate	$132,000 ($141.03/SFLA)					