

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-4-15	112.76-1-3	112.76-2-27	112.83-7-1	112.76-1-11
Owner	Koczur, Mark M Jr	Schneider, Kyle R	Change, Courtney L	Anzalone, Samuel A	Keith, John
Address	244 Shanley St	300 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 114	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
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1956 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	3
Full/Half Baths	1 / 1	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
1st Sty Area	910	909	876	858	848
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 462	0 100	0 0
SFLA	1400	1305	1314	1501	1256
Att/Det Gar Sqft	528	440	308	768	364
Prior Land	\$8,500				
Prior Total	\$82,300				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/21/2020	10/24/2019	9/25/2020	10/8/2019
Sale Price		\$142,500	\$129,900	\$180,000	\$133,000
Time Adj Sale Price		\$142,500	\$132,500	\$180,000	\$135,700
TADJSP/SQFT		\$109.20	\$100.84	\$119.92	\$108.04
Total Adj Factors	\$59,800	\$54,300	\$54,100	\$70,100	\$54,800
Adjusted Sale Price		\$148,000	\$138,200	\$169,700	\$140,700
Comparable Estimate	\$151,000 (\$107.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-16	112.76-1-11	112.76-1-3	112.75-5-16	112.76-2-27
Owner	Vink, Kristin D	Keith, John	Schneider, Kyle R	Vink, Kristin D	Change, Courtney L
Address	245 Shanley St	268 Meadowbrook Pkwy	300 Meadowbrook Pkwy	245 Shanley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	52 x 114	50 x 114	51 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	848	909	832	876
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 475	0 0	0 0	0 475	0 462
SFLA	1248	1256	1305	1248	1314
Att/Det Gar Sqft	280	364	440	280	308
Prior Land	\$8,200				
Prior Total	\$78,100				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/8/2019	10/21/2020	7/23/2018	10/24/2019
Sale Price		\$133,000	\$142,500	\$115,000	\$129,900
Time Adj Sale Price		\$135,700	\$142,500	\$125,000	\$132,500
TADJSP/SQFT		\$108.04	\$109.20	\$100.16	\$100.84
Total Adj Factors	\$52,500	\$54,800	\$54,300	\$52,500	\$54,100
Adjusted Sale Price		\$133,400	\$140,700	\$125,000	\$130,900
Comparable Estimate	\$131,000 (\$104.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-4-14	112.76-1-11	112.76-1-3	112.75-5-16	112.76-2-27
Owner	Borczynski, Thomas	Keith, John	Schneider, Kyle R	Vink, Kristin D	Change, Courtney L
Address	248 Shanley St	268 Meadowbrook Pkwy	300 Meadowbrook Pkwy	245 Shanley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	52 x 114	50 x 114	51 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	848	909	832	876
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 475	0 462
SFLA	1248	1256	1305	1248	1314
Att/Det Gar Sqft	440	364	440	280	308
Prior Land	\$8,500				
Prior Total	\$78,700				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/8/2019	10/21/2020	7/23/2018	10/24/2019
Sale Price		\$133,000	\$142,500	\$115,000	\$129,900
Time Adj Sale Price		\$135,700	\$142,500	\$125,000	\$132,500
TADJSP/SQFT		\$108.04	\$109.20	\$100.16	\$100.84
Total Adj Factors	\$53,200	\$54,800	\$54,300	\$52,500	\$54,100
Adjusted Sale Price		\$134,100	\$141,400	\$125,700	\$131,600
Comparable Estimate	\$131,000 (\$104.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-17	112.76-4-20	112.67-4-25	112.75-5-20	112.75-5-28
Owner	Kawecki, Kenneth M	Karki, Deo N	Miranda, Angela M	Cultrara, Nicholas	Kromphardt, Eric J
Address	249 Shanley St	68 Claude Dr	6 Colton St	261 Shanley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	50 x 100	75 x 124	51 x 114	50 x 100
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1961 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1038	1012	958	936	884
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 442
SFLA	1038	1012	958	936	884
Att/Det Gar Sqft	484	352	352	576	308
Prior Land	\$8,200				
Prior Total	\$75,800				
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$12,000	\$11,000
Sale Date		10/16/2020	7/23/2020	7/25/2019	6/17/2020
Sale Price		\$134,900	\$148,000	\$131,600	\$129,900
Time Adj Sale Price		\$134,900	\$148,000	\$135,600	\$130,100
TADJSP/SQFT		\$133.30	\$154.49	\$144.87	\$105.77
Total Adj Factors	\$52,900	\$52,300	\$52,600	\$53,000	\$61,900
Adjusted Sale Price		\$135,500	\$148,300	\$135,500	\$121,100
Comparable Estimate	\$137,000 (\$131.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-13	112.75-5-20	112.76-4-8	112.67-4-25	112.76-4-20	113.77-3-11
Owner	Lipinoga, Raymond Jos	Cultrara, Nicholas	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Urbanski, Christopher
Address	252 Shanley St	261 Shanley St	114 Claude Dr	6 Colton St	68 Claude Dr	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	51 x 119	51 x 114	50 x 100	75 x 124	50 x 100	52 x 117
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	1954 / 0	1957 / 0	1958 / 0	1961 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	914	936	884	958	1012	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 442	0 0	0 0	0 0
SFLA	914	936	884	958	1012	910
Att/Det Gar Sqft	576	576	308	352	352	400
Prior Land	\$8,500					
Prior Total	\$71,800					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$15,000	\$11,000	\$12,000
Sale Date		7/25/2019	6/5/2020	7/23/2020	10/16/2020	3/27/2019
Sale Price		\$131,600	\$140,000	\$148,000	\$134,900	\$104,300
Time Adj Sale Price		\$135,600	\$140,200	\$148,000	\$134,900	\$108,900
TADJSP/SQFT		\$144.87	\$158.60	\$154.49	\$133.30	\$119.67
Total Adj Factors	\$48,300	\$53,000	\$47,700	\$52,600	\$52,300	\$47,800
Adjusted Sale Price		\$130,900	\$140,800	\$143,700	\$130,900	\$109,400
Comparable Estimate	\$131,000 (\$143.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-18	112.75-5-28	113.61-3-23	112.76-2-2	113.77-5-16
Owner	Bouyer, Ivory L	Kromphardt, Eric J	Campbell, Errol T	Delo, Stephanie A	Shaw, Joshua K
Address	253 Shanley St	293 Shanley St	195 Medina St	118 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	51 x 114	60 x 117	50 x 119	68 x 120
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1948 / 0	1954 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1335	1230	1306	1370	1300
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 350	0 0
SFLA	1335	1230	1306	1370	1300
Att/Det Gar Sqft	484	576	294	400	440
Prior Land	\$10,700				
Prior Total	\$92,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$14,000
Sale Date		6/17/2020	6/12/2020	1/24/2020	8/2/2019
Sale Price		\$129,900	\$131,000	\$105,500	\$120,900
Time Adj Sale Price		\$130,100	\$131,200	\$106,600	\$124,100
TADJSP/SQFT		\$105.77	\$100.46	\$77.81	\$95.46
Total Adj Factors	\$68,100	\$61,900	\$76,900	\$67,900	\$63,700
Adjusted Sale Price		\$136,300	\$122,400	\$106,800	\$128,500
Comparable Estimate	\$123,000 (\$92.13/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-12	112.67-4-25	112.75-5-20	112.76-4-20	112.76-4-8	112.75-5-28
Owner	Kurnik, Jeanne C	Miranda, Angela M	Cultrara, Nicholas	Karki, Deo N	Marino, Jillian M	Kromphardt, Eric J
Address	256 Shanley St	6 Colton St	261 Shanley St	68 Claude Dr	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	51 x 119	75 x 124	51 x 114	50 x 100	50 x 100	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1961 / 0	1957 / 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	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	961	958	936	1012	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 442	0 560
SFLA	961	958	936	1012	884	1230
Att/Det Gar Sqft	396	352	576	352	308	576
Prior Land	\$8,500					
Prior Total	\$73,100					
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	10/16/2020	6/5/2020	6/17/2020
Sale Price		\$148,000	\$131,600	\$134,900	\$140,000	\$129,900
Time Adj Sale Price		\$148,000	\$135,600	\$134,900	\$140,200	\$130,100
TADJSP/SQFT		\$154.49	\$144.87	\$133.30	\$158.60	\$105.77
Total Adj Factors	\$50,800	\$52,600	\$53,000	\$52,300	\$47,700	\$61,900
Adjusted Sale Price		\$146,200	\$133,400	\$133,400	\$143,300	\$119,000
Comparable Estimate	\$135,000 (\$140.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-19	112.83-7-1	112.76-1-3	112.76-2-27	112.76-1-11	113.61-5-12
Owner	Duffin Joseph A	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Keith, John	Whitaker, Carrie L
Address	257 Shanley St	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	268 Meadowbrook Pkwy	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	51 x 114	51 x 119	50 x 114	50 x 114	52 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	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1960 / 0	1957 / 0	1956 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	4	3	4
Full/Half Baths	1 / 1	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	4 Full 0	4 Full 0
1st Sty Area	1080	858	909	876	848	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 100	0 0	0 462	0 0	0 470
SFLA	1548	1501	1305	1314	1256	1526
Att/Det Gar Sqft	440	768	440	308	364	484
Prior Land	\$8,200					
Prior Total	\$83,700					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	10/8/2019	11/6/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$133,000	\$129,900
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$135,700	\$132,100
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$108.04	\$86.57
Total Adj Factors	\$64,300	\$70,100	\$54,300	\$54,100	\$54,800	\$65,900
Adjusted Sale Price		\$174,200	\$152,500	\$142,700	\$145,200	\$130,500
Comparable Estimate	\$149,000 (\$96.25/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-11	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Zingg, Robert W	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	260 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 119	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	320	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$69,700					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,000	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$130,600	\$143,400	\$140,500	\$130,600	\$116,200
Comparable Estimate	\$132,000 (\$141.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-20	112.75-5-20	112.67-4-25	112.76-4-8	112.75-5-28
Owner	Cultrara, Nicholas	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Kromphardt, Eric J
Address	261 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	51 x 114	75 x 124	50 x 100	50 x 100
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1961 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	936	958	884	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 468	0 0	0 442	0 0
SFLA	936	936	958	884	1012
Att/Det Gar Sqft	576	576	352	308	352
Prior Land	\$8,200				
Prior Total	\$71,800				
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30
Total Adj Factors	\$53,000	\$53,000	\$52,600	\$47,700	\$52,300
Adjusted Sale Price		\$135,600	\$148,400	\$145,500	\$135,600
Comparable Estimate	\$137,000 (\$146.37/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-10	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Horning, Shannon	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	264 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 119	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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	2	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	936	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	352	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$69,800					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,300	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$130,900	\$143,700	\$140,800	\$130,900	\$116,500
Comparable Estimate	\$133,000 (\$142.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-21	112.75-5-28	113.61-3-23	113.77-4-23	113.69-3-11
Owner	Cady, Gypsy	Kromphardt, Eric J	Campbell, Errol T	Wayne, Alexis M	Maldonado, Carlos J
Address	265 Shanley St	293 Shanley St	195 Medina St	81 Alaska 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	51 x 114	60 x 117	50 x 117	50 x 117
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1958 / 0	1955 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	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
1st Sty Area	1256	1230	1306	1176	1156
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 350
SFLA	1256	1230	1306	1176	1156
Att/Det Gar Sqft		576	294	440	280
Prior Land	\$10,700				
Prior Total	\$79,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$12,000
Sale Date		6/17/2020	6/12/2020	5/27/2020	10/30/2019
Sale Price		\$129,900	\$131,000	\$150,000	\$134,500
Time Adj Sale Price		\$130,100	\$131,200	\$150,500	\$137,200
TADJSP/SQFT		\$105.77	\$100.46	\$127.98	\$118.69
Total Adj Factors	\$56,500	\$61,900	\$76,900	\$60,000	\$56,400
Adjusted Sale Price		\$124,700	\$110,800	\$147,000	\$137,300
Comparable Estimate	\$123,000 (\$97.93/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-9	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Lanzieri, Christopher S	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	268 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 119	51 x 114	75 x 124	50 x 100	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	1956 / 0	1957 / 0	1961 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	320	576	352	308	352	576
Prior Land	\$11,000					
Prior Total	\$74,000					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$58,900	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$141,500	\$154,300	\$151,400	\$141,500	\$127,100
Comparable Estimate	\$143,000 (\$152.78/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-22	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Bulera, David J Jr	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	269 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 114	51 x 114	75 x 124	50 x 100	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	1957 / 0	1957 / 0	1961 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	484	576	352	308	352	576
Prior Land	\$8,200					
Prior Total	\$75,600					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$53,200	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$135,800	\$148,600	\$145,700	\$135,800	\$121,400
Comparable Estimate	\$137,000 (\$146.37/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-8	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Milan, Daniel P	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	272 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 119	51 x 114	75 x 124	50 x 100	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	1956 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	280	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$72,900					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,400	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$131,000	\$143,800	\$140,900	\$131,000	\$116,600
Comparable Estimate	\$133,000 (\$142.09/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-23	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	McLeod, Janet L	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	273 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 114	51 x 114	75 x 124	50 x 100	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	1957 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	308	576	352	308	352	576
Prior Land	\$8,200					
Prior Total	\$73,200					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,500	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$131,100	\$143,900	\$141,000	\$131,100	\$116,700
Comparable Estimate	\$133,000 (\$142.09/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-7	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Lynch, Jonathan Edwar	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	276 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 119	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	440	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$74,500					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$50,300	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$132,900	\$145,700	\$142,800	\$132,900	\$118,500
Comparable Estimate	\$135,000 (\$144.23/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-24	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Meindl, Dorothy	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	277 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 114	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	440	576	352	308	352	576
Prior Land	\$8,200					
Prior Total	\$73,900					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,900	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$131,500	\$144,300	\$141,400	\$131,500	\$117,100
Comparable Estimate	\$133,000 (\$142.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-4-6	112.75-5-28	113.77-4-23	113.69-3-11	113.61-3-23
Owner	Dziewa, John S	Kromphardt, Eric J	Wayne, Alexis M	Maldonado, Carlos J	Campbell, Errol T
Address	280 Shanley St	293 Shanley St	81 Alaska St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	51 x 114	50 x 117	50 x 117	60 x 117
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1190	1230	1176	1156	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 0
SFLA	1190	1230	1176	1156	1306
Att/Det Gar Sqft	320	576	440	280	294
Prior Land	\$11,000				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		6/17/2020	5/27/2020	10/30/2019	6/12/2020
Sale Price		\$129,900	\$150,000	\$134,500	\$131,000
Time Adj Sale Price		\$130,100	\$150,500	\$137,200	\$131,200
TADJSP/SQFT		\$105.77	\$127.98	\$118.69	\$100.46
Total Adj Factors	\$61,600	\$61,900	\$60,000	\$56,400	\$76,900
Adjusted Sale Price		\$129,800	\$152,100	\$142,400	\$115,900
Comparable Estimate	\$137,000 (\$115.13/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-25	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	CSS Renovations	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	281 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 114	51 x 114	75 x 124	50 x 100	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	1956 / 0	1957 / 0	1961 / 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	C Average	C Average	C Average	C Average
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	2	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	280	576	352	308	352	576
Prior Land	\$10,700					
Prior Total	\$67,000					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$40,200	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$122,800	\$135,600	\$132,700	\$122,800	\$108,400
Comparable Estimate	\$124,000 (\$132.48/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-5	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Wilson Michael N	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	284 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 120	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	440	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$74,000					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$50,400	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$133,000	\$145,800	\$142,900	\$133,000	\$118,600
Comparable Estimate	\$135,000 (\$144.23/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-26	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Slawiak Martin G	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	285 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 114	51 x 114	75 x 124	50 x 100	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	1957 / 0	1957 / 0	1961 / 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 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 / 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	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	320	576	352	308	352	576
Prior Land	\$10,700					
Prior Total	\$71,000					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$50,000	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$132,600	\$145,400	\$142,500	\$132,600	\$118,200
Comparable Estimate	\$134,000 (\$143.16/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-4	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Budzyn, Raymond	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	288 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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	51 x 120	51 x 114	75 x 124	50 x 100	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	1955 / 0	1957 / 0	1961 / 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 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	2	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	936	936	958	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0	0 560
SFLA	936	936	958	884	1012	1230
Att/Det Gar Sqft	308	576	352	308	352	576
Prior Land	\$8,500					
Prior Total	\$73,200					
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$47,900	\$53,000	\$52,600	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$130,500	\$143,300	\$140,400	\$130,500	\$116,100
Comparable Estimate	\$132,000 (\$141.03/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-27	112.67-4-25	112.75-5-20	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Weiner, John N	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	289 Shanley St	6 Colton St	261 Shanley St	114 Claude Dr	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	51 x 114	75 x 124	51 x 114	50 x 100	50 x 100	51 x 114
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	1952 / 0	1961 / 0	1957 / 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 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 / 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	936	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 442	0 0	0 560
SFLA	936	958	936	884	1012	1230
Att/Det Gar Sqft	330	352	576	308	352	576
Prior Land	\$8,200					
Prior Total	\$70,500					
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$46,700	\$52,600	\$53,000	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$142,100	\$129,300	\$139,200	\$129,300	\$114,900
Comparable Estimate	\$131,000 (\$139.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-4-3	112.75-5-20	112.67-4-25	112.76-4-8	112.76-4-20
Owner	Zaky James B &	Cultrara, Nicholas	Miranda, Angela M	Marino, Jillian M	Karki, Deo N
Address	292 Shanley St	261 Shanley St	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 120	51 x 114	75 x 124	50 x 100	50 x 100
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1961 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	936	958	884	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 442	0 0
SFLA	936	936	958	884	1012
Att/Det Gar Sqft	280	576	352	308	352
Prior Land	\$8,500				
Prior Total	\$75,600				
Comp Land Estimate	\$12,000	\$12,000	\$15,000	\$11,000	\$11,000
Sale Date		7/25/2019	7/23/2020	6/5/2020	10/16/2020
Sale Price		\$131,600	\$148,000	\$140,000	\$134,900
Time Adj Sale Price		\$135,600	\$148,000	\$140,200	\$134,900
TADJSP/SQFT		\$144.87	\$154.49	\$158.60	\$133.30
Total Adj Factors	\$48,800	\$53,000	\$52,600	\$47,700	\$52,300
Adjusted Sale Price		\$131,400	\$144,200	\$141,300	\$131,400
Comparable Estimate	\$133,000 (\$142.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-28	112.75-5-28	113.61-3-23	113.77-4-23	112.76-4-20
Owner	Kromphardt, Eric J	Kromphardt, Eric J	Campbell, Errol T	Wayne, Alexis M	Karki, Deo N
Address	293 Shanley St	293 Shanley St	195 Medina St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	51 x 114	60 x 117	50 x 117	50 x 100
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1958 / 0	1961 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1230	1230	1306	1176	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 560	0 0	0 0	0 0
SFLA	1230	1230	1306	1176	1012
Att/Det Gar Sqft	576	576	294	440	352
Prior Land	\$10,700				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		6/17/2020	6/12/2020	5/27/2020	10/16/2020
Sale Price		\$129,900	\$131,000	\$150,000	\$134,900
Time Adj Sale Price		\$130,100	\$131,200	\$150,500	\$134,900
TADJSP/SQFT		\$105.77	\$100.46	\$127.98	\$133.30
Total Adj Factors	\$61,900	\$61,900	\$76,900	\$60,000	\$52,300
Adjusted Sale Price		\$130,100	\$116,200	\$152,400	\$144,500
Comparable Estimate	\$140,000 (\$113.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-4-2	112.67-4-25	112.75-5-20	112.76-4-8	112.75-5-28
Owner	Slisz, Ronald	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N
Address	296 Shanley St	6 Colton St	261 Shanley St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 120	75 x 124	51 x 114	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1961 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	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
1st Sty Area	936	958	936	884	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 442	0 560
SFLA	936	958	936	884	1012
Att/Det Gar Sqft	280	352	576	308	352
Prior Land	\$8,200				
Prior Total	\$70,300				
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30
Total Adj Factors	\$47,200	\$52,600	\$53,000	\$47,700	\$52,300
Adjusted Sale Price		\$142,600	\$129,800	\$139,700	\$129,800
Comparable Estimate	\$131,000 (\$139.96/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-5-29	112.67-4-25	112.75-5-20	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Gozdzicki, Laurie	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	297 Shanley St	6 Colton St	261 Shanley St	114 Claude Dr	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 114	75 x 124	51 x 114	50 x 100	50 x 100	51 x 114
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	1956 / 0	1961 / 0	1957 / 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 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 / 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	936	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 468	0 0	0 468	0 442	0 0	0 560
SFLA	936	958	936	884	1012	1230
Att/Det Gar Sqft	440	352	576	308	352	576
Prior Land	\$8,100					
Prior Total	\$71,800					
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$48,500	\$52,600	\$53,000	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$143,900	\$131,100	\$141,000	\$131,100	\$116,700
Comparable Estimate	\$133,000 (\$142.09/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-4-1	112.67-4-25	112.75-5-20	112.76-4-8	112.76-4-20	112.75-5-28
Owner	Chum, Phearon	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N	Kromphardt, Eric J
Address	300 Shanley St	6 Colton St	261 Shanley St	114 Claude Dr	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	52 x 120	75 x 124	51 x 114	50 x 100	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	1957 / 0	1961 / 0	1957 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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 / 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	936	884	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 169	0 0	0 468	0 442	0 0	0 560
SFLA	936	958	936	884	1012	1230
Att/Det Gar Sqft	280	352	576	308	352	576
Prior Land	\$11,100					
Prior Total	\$85,000					
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020	6/17/2020
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900	\$129,900
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900	\$130,100
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30	\$105.77
Total Adj Factors	\$57,300	\$52,600	\$53,000	\$47,700	\$52,300	\$61,900
Adjusted Sale Price		\$152,700	\$139,900	\$149,800	\$139,900	\$125,500
Comparable Estimate	\$142,000 (\$151.71/SFLA)					

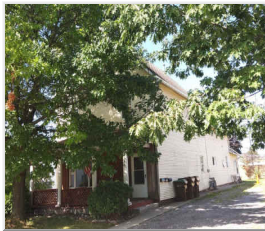
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-5-30	112.67-4-25	112.75-5-20	112.76-4-8	112.75-5-28
Owner	Corwin, Christopher	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N
Address	301 Shanley St	6 Colton St	261 Shanley St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 114	75 x 124	51 x 114	50 x 100	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	07 Stone	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1961 / 0	1957 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	958	936	884	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 188	0 0	0 468	0 442	0 560
SFLA	936	958	936	884	1012
Att/Det Gar Sqft	352	352	576	308	352
Prior Land	\$10,700				
Prior Total	\$75,000				
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30
Total Adj Factors	\$52,300	\$52,600	\$53,000	\$47,700	\$52,300
Adjusted Sale Price		\$147,700	\$134,900	\$144,800	\$134,900
Comparable Estimate	\$137,000 (\$146.37/SFLA)				

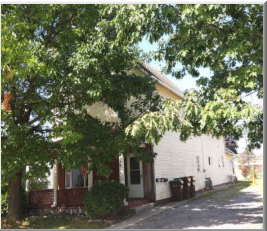
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-5-13	112.75-5-28	112.76-2-2	113.61-3-23	113.69-3-26
Owner	Zomeri Joseph D	Kromphardt, Eric J	Delo, Stephanie A	Campbell, Errol T	Branka, Steven
Address	355 Shanley St	293 Shanley St	118 Rossler Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	87 x 115	51 x 114	50 x 119	60 x 117	65 x 117
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1948 / 0	1957 / 0	1956 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1372	1230	1370	1306	1452
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 350	0 0	0 0
SFLA	1372	1230	1370	1306	1452
Att/Det Gar Sqft	456	576	400	294	576
Prior Land	\$14,100				
Prior Total	\$94,000				
Comp Land Estimate	\$16,000	\$12,000	\$12,000	\$13,000	\$14,000
Sale Date		6/17/2020	1/24/2020	6/12/2020	12/2/2019
Sale Price		\$129,900	\$105,500	\$131,000	\$124,500
Time Adj Sale Price		\$130,100	\$106,600	\$131,200	\$126,200
TADJSP/SQFT		\$105.77	\$77.81	\$100.46	\$86.91
Total Adj Factors	\$71,000	\$61,900	\$67,900	\$76,900	\$71,800
Adjusted Sale Price		\$139,200	\$109,700	\$125,300	\$125,400
Comparable Estimate	\$126,000 (\$91.84/SFLA)				

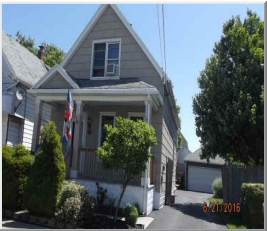
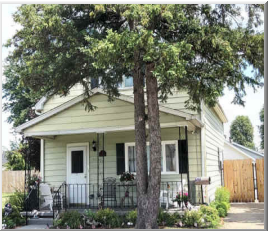
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-6-9	112.75-5-28	112.67-4-25	112.76-4-20	113.69-3-11
Owner	Rowland, Marvin L	Kromphardt, Eric J	Miranda, Angela M	Karki, Deo N	Maldonado, Carlos J
Address	360 Shanley St	293 Shanley St	6 Colton St	68 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	88 x 115	51 x 114	75 x 124	50 x 100	50 x 117
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1961 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1104	1230	958	1012	1156
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 468
SFLA	1104	1230	958	1012	1156
Att/Det Gar Sqft		576	352	352	280
Prior Land	\$14,200				
Prior Total	\$77,000				
Comp Land Estimate	\$16,000	\$12,000	\$15,000	\$11,000	\$12,000
Sale Date		6/17/2020	7/23/2020	10/16/2020	10/30/2019
Sale Price		\$129,900	\$148,000	\$134,900	\$134,500
Time Adj Sale Price		\$130,100	\$148,000	\$134,900	\$137,200
TADJSP/SQFT		\$105.77	\$154.49	\$133.30	\$118.69
Total Adj Factors	\$52,500	\$61,900	\$52,600	\$52,300	\$56,400
Adjusted Sale Price		\$120,700	\$147,900	\$135,100	\$133,300
Comparable Estimate	\$134,000 (\$121.38/SFLA)				

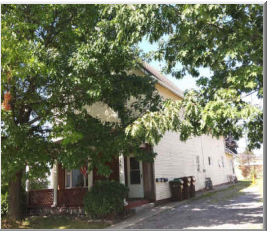


SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-6-8	123.36-4-1	123.28-3-9	123.35-9-18	123.35-8-19	113.55-5-11
Owner	Jolicoeur, Francis M	Silver, Danielle Nicolle	Shaw, Ashley L	Milburth, Robert Joseph	Lopez, Jose D	Jackson, Kathleen M
Address	364 Shanley St	60 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley St	15 Cochrane 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 116	30 x 100	30 x 99	60 x 100	30 x 113	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1936 / 0	1922 / 0	1914 / 0	1940 / 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	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	1.3	1.5	1.3	1.3	1.5	1.5
Bedrooms	2	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1162	1020	920	1084	1002	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	1366	1480	989	1351	1503	1520
Att/Det Gar Sqft	528			360		399
Prior Land	\$11,800					
Prior Total	\$43,000					
Comp Land Estimate	\$13,000	\$7,000	\$7,000	\$12,000	\$7,000	\$13,000
Sale Date		7/13/2018	4/7/2020	1/22/2019	2/1/2019	9/30/2019
Sale Price		\$112,000	\$85,000	\$106,000	\$135,000	\$125,600
Time Adj Sale Price		\$121,800	\$85,400	\$111,300	\$141,300	\$128,500
TADJSP/SQFT		\$82.30	\$86.35	\$82.38	\$94.01	\$84.54
Total Adj Factors	\$24,700	\$44,200	\$26,400	\$43,600	\$47,000	\$48,100
Adjusted Sale Price		\$102,300	\$83,700	\$92,400	\$119,000	\$105,100
Comparable Estimate	\$101,000 (\$73.94/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-5-17	112.67-6-7	123.36-4-14	112.44-2-39.11	113.55-9-13
Owner	Nichter, Darryle M	Kowalow, Andrew P Jr	Mack, Scott C	Muller, Norbert	Crone, Scott E
Address	369 Shanley St	370 Shanley St	2138 Clinton St	48 Halstead Ave	35 Wabash Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 115	60 x 117	33 x 125	90 x 121	40 x 108
Building 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
Year Built/Eff Yr Built	1920 / 0	1912 / 0	1922 / 0	1921 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.5	3.0	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	3 / 1	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1472	1926	1081	1794	1440
2nd Sty Area	650	782	920	891	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2534	2708	2001	3126	2520
Att/Det Gar Sqft	936	528	636	440	440
Prior Land	\$7,400				
Prior Total	\$48,000				
Comp Land Estimate	\$7,000	\$0	\$8,000	\$16,000	\$10,000
Sale Date		5/30/2018	6/11/2019	1/17/2020	12/30/2019
Sale Price		\$107,500	\$120,500	\$90,000	\$134,999
Time Adj Sale Price		\$118,200	\$124,500	\$90,900	\$136,800
TADJSP/SQFT		\$43.65	\$62.22	\$29.08	\$54.29
Total Adj Factors	\$35,300	\$0	\$64,200	\$19,000	\$76,800
Adjusted Sale Price		\$0	\$95,600	\$107,200	\$95,300
Comparable Estimate	\$108,000 (\$42.62/SFLA)				\$39,600

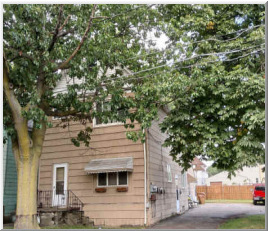
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143001	143001	143089
Print Key	112.67-6-7	112.67-6-7	123.36-4-14	112.44-2-39.11	112.27-1-50	113.55-9-13
Owner	Kowalow, Andrew P Jr	Kowalow, Andrew P Jr	Mack, Scott C	Muller, Norbert	Chowdhury Shuvo, Aaq	Crone, Scott E
Address	370 Shanley St	370 Shanley St	2138 Clinton St	48 Halstead Ave	2067 Broadway St	35 Wabash Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	301	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	33 x 125	90 x 121	30 x 132	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1912 / 0	1922 / 0	1921 / 0	1900 / 0	1920 / 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 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	2.0	2.0	2.5	3.0	1.5	2.0
Bedrooms	6	6	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1926	1926	1081	1794	1268	1440
2nd Sty Area	782	782	920	891	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2708	2708	2001	3126	1970	2520
Att/Det Gar Sqft		528	636		360	440
Prior Land	\$11,900					
Prior Total	\$48,000					
Comp Land Estimate	\$13,000	\$0	\$8,000	\$16,000	\$8,000	\$10,000
Sale Date		5/30/2018	6/11/2019	1/17/2020	10/10/2020	12/30/2019
Sale Price		\$107,500	\$120,500	\$90,000	\$110,000	\$134,999
Time Adj Sale Price		\$118,200	\$124,500	\$90,900	\$110,000	\$136,800
TADJSP/SQFT		\$43.65	\$62.22	\$29.08	\$55.84	\$54.29
Total Adj Factors	\$31,000	\$0	\$64,200	\$19,000	\$30,000	\$76,800
Adjusted Sale Price		\$0	\$91,300	\$102,900	\$111,000	\$91,000
Comparable Estimate	\$99,000 (\$36.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-6-5	112.68-2-14	113.61-5-15	113.71-8-2	123.35-9-18
Owner	Rivera, Samuel	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	Millburth, Robert Josepl
Address	376 Shanley St	180 Rossler Ave	118 Hedley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 117	32 x 125	60 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
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1905 / 0	1902 / 0	1903 / 0	1900 / 0	1914 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air 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
Stories	1.5	1.5	1.5	1.3	1.3
Bedrooms	3	2	2	4	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1429	1176	1240	1244	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1585	1596	1840	1343	1351
Att/Det Gar Sqft	396	396	528	528	360
Prior Land	\$11,900				
Prior Total	\$48,000				
Comp Land Estimate	\$13,000	\$8,000	\$13,000	\$13,000	\$12,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	1/22/2019
Sale Price		\$131,840	\$115,000	\$111,000	\$106,000
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,300
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$82.38
Total Adj Factors	\$25,800	\$52,000	\$60,000	\$47,400	\$43,600
Adjusted Sale Price		\$105,600	\$92,900	\$90,500	\$93,500
Comparable Estimate	\$98,000 (\$61.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-5-20	112.67-6-7	123.36-4-14	112.44-2-39.11	112.67-5-4
Owner	Coleman, Diane L	Kowalow, Andrew P Jr	Mack, Scott C	Muller, Norbert	Montes, Brian
Address	381 Shanley St	370 Shanley St	2138 Clinton St	48 Halstead Ave	344 Pleasant Pkwy
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 115	60 x 117	33 x 125	90 x 121	50 x 159
Building 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
Year Built/Eff Yr Built	1935 / 0	1912 / 0	1922 / 0	1921 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.5	3.0	2.0
Bedrooms	3	6	6	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	2083	1926	1081	1794	1188
2nd Sty Area	805	782	920	891	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2496	2708	2001	3126	2178
Att/Det Gar Sqft	441	528	636		
Prior Land	\$11,800				
Prior Total	\$42,000				
Comp Land Estimate	\$13,000	\$0	\$8,000	\$16,000	\$14,000
Sale Date		5/30/2018	6/11/2019	1/17/2020	9/18/2018
Sale Price		\$107,500	\$120,500	\$90,000	\$128,600
Time Adj Sale Price		\$118,200	\$124,500	\$90,900	\$138,200
TADJSP/SQFT		\$43.65	\$62.22	\$29.08	\$63.45
Total Adj Factors	\$8,800	\$0	\$64,200	\$19,000	\$52,500
Adjusted Sale Price		\$0	\$69,100	\$80,700	\$94,500
Comparable Estimate	\$78,000 (\$31.25/SFLA)				\$76,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-6-4	123.36-5-29.11	112.67-5-4	113.55-9-13	123.28-5-13	113.47-5-2
Owner	Jeffords, Kenneth W	Kaneza, John	Montes, Brian	Crone, Scott E	Contrino, Kathy A	Hartmann, Robert P Jr
Address	382 Shanley St	57 Willowlawn Pkwy	344 Pleasant Pkwy	35 Wabash Ave	97 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	45 x 117	38 x 100	50 x 159	40 x 108	75 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1930 / 0	1920 / 0	1927 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	D Economy 110	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.7	1.7
Bedrooms	5	4	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1347	1100	1188	1440	1065	1402
2nd Sty Area	968	1100	990	1080	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2315	2200	2178	2520	1758	2243
Att/Det Gar Sqft	440	440		440	484	484
Prior Land	\$7,400					
Prior Total	\$55,600					
Comp Land Estimate	\$11,000	\$9,000	\$14,000	\$10,000	\$14,000	\$16,000
Sale Date		10/9/2020	9/18/2018	12/30/2019	9/26/2020	12/9/2019
Sale Price		\$137,000	\$128,600	\$134,999	\$166,000	\$153,060
Time Adj Sale Price		\$137,000	\$138,200	\$136,800	\$166,000	\$155,100
TADJSP/SQFT		\$62.27	\$63.45	\$54.29	\$94.43	\$69.15
Total Adj Factors	\$33,800	\$39,600	\$52,500	\$76,800	\$76,000	\$72,700
Adjusted Sale Price		\$131,200	\$119,500	\$93,800	\$123,800	\$116,200
Comparable Estimate	\$117,000 (\$50.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143001
Print Key	112.67-5-21	112.67-6-7	123.36-4-14	112.27-1-50	123.36-5-29.11
Owner	White Donald	Kowalow, Andrew P Jr	Mack, Scott C	Chowdhury Shuvo, Aaq	Kaneza, John
Address	387 Shanley St	370 Shanley St	2138 Clinton St	2067 Broadway St	57 Willowlawn Pkwy
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 115	60 x 117	33 x 125	30 x 132	38 x 100
Building 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
Year Built/Eff Yr Built	1915 / 0	1912 / 0	1922 / 0	1900 / 0	1922 / 0
Condition	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 90
Heat Type/Central Air	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
Stories	2.0	2.0	2.5	1.5	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1248	1926	1081	1268	1100
2nd Sty Area	1090	782	920	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2338	2708	2001	1970	2200
Att/Det Gar Sqft		528	636	360	440
Prior Land	\$11,800				
Prior Total	\$52,000				
Comp Land Estimate	\$13,000	\$0	\$8,000	\$8,000	\$9,000
Sale Date		5/30/2018	6/11/2019	10/10/2020	10/9/2020
Sale Price		\$107,500	\$120,500	\$110,000	\$137,000
Time Adj Sale Price		\$118,200	\$124,500	\$110,000	\$137,000
TADJSP/SQFT		\$43.65	\$62.22	\$55.84	\$62.27
Total Adj Factors	\$25,300	\$0	\$64,200	\$30,000	\$39,600
Adjusted Sale Price		\$0	\$85,600	\$105,300	\$122,700
Comparable Estimate	\$103,000 (\$44.05/SFLA)				

Subject

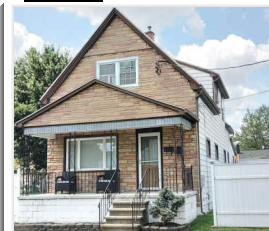
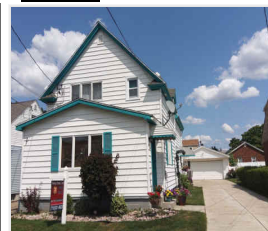
Comp 1

Comp 2

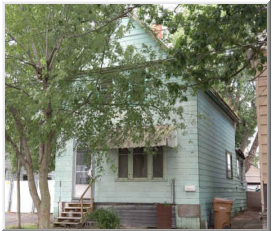
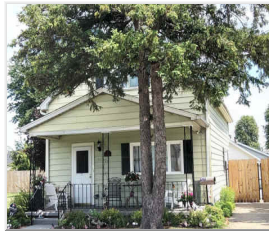
Comp 3

Comp 4

Comp 5



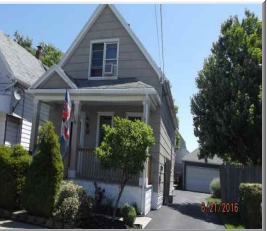
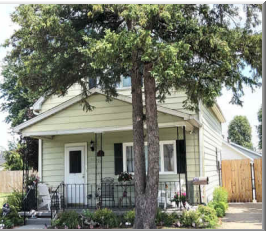
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-6-3	123.36-5-29.11	112.67-5-4	113.55-9-13	123.28-5-13	113.47-5-2
Owner	PHH Mortgage Corpora	Kaneza, John	Montes, Brian	Crone, Scott E	Contrino, Kathy A	Hartmann, Robert P Jr
Address	388 Shanley St	57 Willowlawn Pkwy	344 Pleasant Pkwy	35 Wabash Ave	97 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	50 x 96	38 x 100	50 x 159	40 x 108	75 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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1930 / 0	1920 / 0	1927 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	D Economy 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.7	1.7
Bedrooms	4	4	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1499	1100	1188	1440	1065	1402
2nd Sty Area	0	1100	990	1080	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2435	2200	2178	2520	1758	2243
Att/Det Gar Sqft	320	440		440	484	484
Prior Land	\$9,700					
Prior Total	\$46,000					
Comp Land Estimate	\$11,000	\$9,000	\$14,000	\$10,000	\$14,000	\$16,000
Sale Date		10/9/2020	9/18/2018	12/30/2019	9/26/2020	12/9/2019
Sale Price		\$137,000	\$128,600	\$134,999	\$166,000	\$153,060
Time Adj Sale Price		\$137,000	\$138,200	\$136,800	\$166,000	\$155,100
TADJSP/SQFT		\$62.27	\$63.45	\$54.29	\$94.43	\$69.15
Total Adj Factors	\$24,400	\$39,600	\$52,500	\$76,800	\$76,000	\$72,700
Adjusted Sale Price		\$121,800	\$110,100	\$84,400	\$114,400	\$106,800
Comparable Estimate	\$108,000 (\$44.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-5-22	113.70-2-11	112.68-2-14	113.55-5-11	113.61-5-15
Owner	Hernandez Shaun Alber	La Mond, Lisa	Niedbalski, Samantha L	Jackson, Kathleen M	Marone, Thomas
Address	389 Shanley St	1368 Harlem Rd	180 Rossler Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 115	45 x 120	32 x 125	63 x 108	60 x 120
Building 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
Year Built/Eff Yr Built	1925 / 0	1937 / 0	1902 / 0	1927 / 0	1903 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	1.5	1.5	1.5
Bedrooms	4	3	2	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1158	936	1176	1070	1240
2nd Sty Area	0	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1819	1776	1596	1520	1840
Att/Det Gar Sqft	400	440	396	399	528
Prior Land	\$7,400				
Prior Total	\$44,000				
Comp Land Estimate	\$7,000	\$11,000	\$8,000	\$13,000	\$13,000
Sale Date		6/23/2020	10/14/2020	9/30/2019	4/10/2018
Sale Price		\$110,800	\$131,840	\$125,600	\$115,000
Time Adj Sale Price		\$111,000	\$131,800	\$128,500	\$127,100
TADJSP/SQFT		\$62.50	\$82.58	\$84.54	\$69.08
Total Adj Factors	\$23,100	\$61,900	\$52,000	\$48,100	\$60,000
Adjusted Sale Price		\$72,200	\$102,900	\$103,500	\$90,200
Comparable Estimate	\$88,000 (\$48.38/SFLA)				\$7,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-8-15.1	113.55-9-13	123.36-5-29.11	113.64-2-8	113.54-5-1.1
Owner	Vo, Kevin	Crone, Scott E	Kaneza, John	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	402 Shanley St	35 Wabash Ave	57 Willowlawn Pkwy	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 119	40 x 108	38 x 100	90 x 109	72 x 107
Building 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
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1922 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.5
Bedrooms	6	4	4	4	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1437	1440	1100	1188	1430
2nd Sty Area	1311	1080	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2748	2520	2200	2178	1993
Att/Det Gar Sqft		440	440	342	744
Prior Land	\$12,800				
Prior Total	\$95,100				
Comp Land Estimate	\$14,000	\$10,000	\$9,000	\$14,000	\$14,000
Sale Date		12/30/2019	10/9/2020	9/18/2018	11/8/2019
Sale Price		\$134,999	\$137,000	\$128,600	\$155,000
Time Adj Sale Price		\$136,800	\$137,000	\$138,200	\$157,600
TADJSP/SQFT		\$54.29	\$62.27	\$63.45	\$79.08
Total Adj Factors	\$76,600	\$76,800	\$39,600	\$52,500	\$59,400
Adjusted Sale Price		\$136,600	\$174,000	\$162,300	\$174,800
Comparable Estimate	\$169,000 (\$61.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-8-14	112.68-2-14	113.61-5-15	113.70-2-11	123.35-9-18
Owner	Bundy, Patrick M	Niedbalski, Samantha L	Marone, Thomas	La Mond, Lisa	Milburth, Robert Josepl
Address	408 Shanley St	180 Rossler Ave	118 Hedley St	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 119	32 x 125	60 x 120	45 x 120	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1907 / 0	1902 / 0	1903 / 0	1937 / 0	1914 / 0
Condition	2 Fair	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
Heat Type/Central Air	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	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	1.3
Bedrooms	2	2	2	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	1973	1176	1240	936	1084
2nd Sty Area	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2387	1596	1840	1776	1351
Att/Det Gar Sqft		396	528	440	360
Prior Land	\$7,500				
Prior Total	\$48,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$11,000	\$12,000
Sale Date		10/14/2020	4/10/2018	6/23/2020	1/22/2019
Sale Price		\$131,840	\$115,000	\$110,800	\$106,000
Time Adj Sale Price		\$131,800	\$127,100	\$111,000	\$111,300
TADJSP/SQFT		\$82.58	\$69.08	\$62.50	\$82.38
Total Adj Factors	\$2,000	\$52,000	\$60,000	\$61,900	\$43,600
Adjusted Sale Price		\$81,800	\$69,100	\$51,100	\$69,700
Comparable Estimate	\$68,000 (\$28.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-7-7	112.68-2-14	113.71-8-2	123.28-3-9	123.35-9-18
Owner	Nichter, Paul G	Niedbalski, Samantha L	Otamere, Trina D	Shaw, Ashley L	Milburth, Robert Josepl
Address	425 Shanley St	180 Rossler Ave	295 Parker 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 114	32 x 125	60 x 119	30 x 99	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1905 / 0	1902 / 0	1900 / 0	1922 / 0	1914 / 0
Condition	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
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.3	1.5
Bedrooms	2	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	1 Slab/pier 0	2 Crawl 0
1st Sty Area	996	1176	1244	920	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1191	1596	1343	989	1351
Att/Det Gar Sqft	799	396	528	360	528
Prior Land	\$9,000				
Prior Total	\$47,100				
Comp Land Estimate	\$13,000	\$8,000	\$13,000	\$7,000	\$12,000
Sale Date		10/14/2020	1/3/2020	4/7/2020	1/22/2019
Sale Price		\$131,840	\$111,000	\$85,000	\$106,000
Time Adj Sale Price		\$131,800	\$112,100	\$85,400	\$111,300
TADJSP/SQFT		\$82.58	\$83.47	\$86.35	\$82.38
Total Adj Factors	\$23,800	\$52,000	\$47,400	\$26,400	\$43,600
Adjusted Sale Price		\$103,600	\$88,500	\$82,800	\$91,500
Comparable Estimate	\$91,000 (\$76.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-7-6	112.68-2-14	113.61-5-15	113.71-8-2	123.35-9-18
Owner	Nichter, Paul G	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	Milburth, Robert Josepl
Address	429 Shanley St	180 Rossler Ave	118 Hedley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 125	32 x 125	60 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
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1905 / 0	1902 / 0	1903 / 0	1900 / 0	1914 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.3
Bedrooms	4	2	2	4	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1191	1176	1240	1244	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1598	1596	1840	1343	1351
Att/Det Gar Sqft		396	528	528	360
Prior Land	\$5,000				
Prior Total	\$45,600				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$12,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	1/22/2019
Sale Price		\$131,840	\$115,000	\$111,000	\$106,000
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,300
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$82.38
Total Adj Factors	\$16,500	\$52,000	\$60,000	\$47,400	\$43,600
Adjusted Sale Price		\$96,300	\$83,600	\$81,200	\$84,200
Comparable Estimate	\$88,000 (\$55.07/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.67-7-4.1	113.55-9-13	112.67-5-4	123.36-5-29.11	123.28-5-13	113.47-5-2
Owner	Nichter, Paul G	Crone, Scott E	Montes, Brian	Kaneza, John	Contrino, Kathy A	Hartmann, Robert P Jr
Address	431 Shanley St	35 Wabash Ave	344 Pleasant Pkwy	57 Willowlawn Pkwy	97 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 115	40 x 108	50 x 159	38 x 100	75 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1926 / 0	1920 / 0	1930 / 0	1922 / 0	1927 / 0	1940 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.7	1.7
Bedrooms	5	4	5	4	4	5
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	4 Full 0
1st Sty Area	1356	1440	1188	1100	1065	1402
2nd Sty Area	2239	1080	990	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3595	2520	2178	2200	1758	2243
Att/Det Gar Sqft	1,044	440		440	484	484
Prior Land	\$14,400					
Prior Total	\$85,000					
Comp Land Estimate	\$16,000	\$10,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		12/30/2019	9/18/2018	10/9/2020	9/26/2020	12/9/2019
Sale Price		\$134,999	\$128,600	\$137,000	\$166,000	\$153,060
Time Adj Sale Price		\$136,800	\$138,200	\$137,000	\$166,000	\$155,100
TADJSP/SQFT		\$54.29	\$63.45	\$62.27	\$94.43	\$69.15
Total Adj Factors	\$109,800	\$76,800	\$52,500	\$39,600	\$76,000	\$72,700
Adjusted Sale Price		\$169,800	\$195,500	\$207,200	\$199,800	\$192,200
Comparable Estimate	\$193,000 (\$53.69/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	112.67-7-3	123.28-5-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11
Owner	Pijanowski Jonathan M	Contrino, Kathy A	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John
Address	441 Shanley St	97 Willowlawn Pkwy	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 123	75 x 100	90 x 109	72 x 107	38 x 100
Building 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
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1907 / 0	1911 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air Yes	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 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
1st Sty Area	861	1065	1535	1430	1100
2nd Sty Area	0	0	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1197	1758	1993	2145	2200
Att/Det Gar Sqft		484	342	744	440
Prior Land	\$7,600				
Prior Total	\$43,000				
Comp Land Estimate	\$8,000	\$14,000	\$16,000	\$14,000	\$9,000
Sale Date		9/26/2020	11/8/2019	3/1/2018	10/9/2020
Sale Price		\$166,000	\$155,000	\$168,000	\$137,000
Time Adj Sale Price		\$166,000	\$157,600	\$186,800	\$137,000
TADJSP/SQFT		\$94.43	\$79.08	\$87.09	\$62.27
Total Adj Factors	\$19,400	\$76,000	\$59,400	\$64,200	\$39,600
Adjusted Sale Price		\$109,400	\$117,600	\$142,000	\$116,800
Comparable Estimate	\$118,000 (\$98.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143001
Print Key	112.67-7-2	112.67-6-7	123.36-4-14	112.44-2-39.11	113.55-9-13
Owner	Nichter Paul G	Kowalow, Andrew P Jr	Mack, Scott C	Muller, Norbert	Crone, Scott E
Address	443 Shanley St	370 Shanley St	2138 Clinton St	48 Halstead Ave	35 Wabash Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	116 x 78	60 x 117	33 x 125	90 x 121	40 x 108
Building 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
Year Built/Eff Yr Built	1920 / 0	1912 / 0	1922 / 0	1921 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.5	3.0	2.0
Bedrooms	6	6	6	6	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1442	1926	1081	1794	1440
2nd Sty Area	1228	782	920	891	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2670	2708	2001	3126	2520
Att/Det Gar Sqft		528	636		440
Prior Land	\$13,600				
Prior Total	\$58,000				
Comp Land Estimate	\$15,000	\$0	\$8,000	\$16,000	\$10,000
Sale Date		5/30/2018	6/11/2019	1/17/2020	12/30/2019
Sale Price		\$107,500	\$120,500	\$90,000	\$134,999
Time Adj Sale Price		\$118,200	\$124,500	\$90,900	\$136,800
TADJSP/SQFT		\$43.65	\$62.22	\$29.08	\$54.29
Total Adj Factors	\$48,000	\$0	\$64,200	\$19,000	\$76,800
Adjusted Sale Price		\$0	\$108,300	\$119,900	\$108,000
Comparable Estimate	\$116,000 (\$43.45/SFLA)				\$30,000



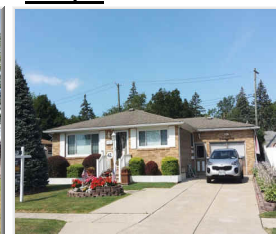
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-22	113.47-3-20	113.48-8-7	113.48-8-2	113.54-4-3.1	113.48-7-14
Owner	Wozniak, Gloria	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Rashid, Harunur	Van Pyrz, Carlton P
Address	19 St Felix Ave	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	84 Warsaw St	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	45 x 102	52 x 102	50 x 102	51 x 102	62 x 123	51 x 102
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 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	1.7	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 / 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	876	832	858	858	858	832
2nd Sty Area	0	832	858	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1506	1664	1716	1716	1716	1664
Att/Det Gar Sqft	420		528		416	
Prior Land	\$9,400					
Prior Total	\$71,000					
Comp Land Estimate	\$10,000	\$11,000	\$11,000	\$11,000	\$14,000	\$11,000
Sale Date		2/7/2020	9/12/2019	6/20/2019	12/7/2018	1/22/2018
Sale Price		\$130,000	\$160,000	\$145,000	\$139,900	\$124,900
Time Adj Sale Price		\$131,100	\$163,800	\$149,900	\$147,800	\$140,400
TADJSP/SQFT		\$78.79	\$95.45	\$87.35	\$86.13	\$84.38
Total Adj Factors	\$55,800	\$57,000	\$65,300	\$58,300	\$66,000	\$56,900
Adjusted Sale Price		\$129,900	\$154,300	\$147,400	\$137,600	\$139,300
Comparable Estimate	\$142,000 (\$94.29/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-23	113.55-1-4	113.55-9-3	113.56-7-29	113.47-4-9
Owner	Cielinski, Richard E	Prusak, Shirley	Fontanes, Raymond	Geyer, Craig	Miller, Andrew J
Address	23 St Felix Ave	95 Mansion Ave	30 Iroquois Ave	57 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 102	93 x 108	60 x 108	50 x 102	60 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1952 / 0	1960 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1300	1360	1124	1176	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 468
SFLA	1300	1360	1124	1176	936
Att/Det Gar Sqft	576	440	352	440	532
Prior Land	\$13,500				
Prior Total	\$102,000				
Comp Land Estimate	\$15,000	\$16,000	\$13,000	\$11,000	\$12,000
Sale Date		3/18/2020	8/10/2020	10/2/2020	8/28/2020
Sale Price		\$145,000	\$147,500	\$162,000	\$155,000
Time Adj Sale Price		\$146,000	\$147,500	\$162,000	\$155,000
TADJSP/SQFT		\$107.35	\$131.23	\$137.76	\$165.60
Total Adj Factors	\$65,600	\$68,800	\$57,800	\$61,600	\$52,300
Adjusted Sale Price		\$142,800	\$155,300	\$166,000	\$168,300
Comparable Estimate	\$158,000 (\$121.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-24	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5
Owner	Moleski, Thomas R	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	37 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1271	1176	1120	1120	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 1200
SFLA	1271	1176	1120	1120	1200
Att/Det Gar Sqft	441	440	308	352	352
Prior Land	\$10,600				
Prior Total	\$90,500				
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46
Total Adj Factors	\$64,800	\$61,600	\$55,500	\$55,800	\$55,600
Adjusted Sale Price		\$165,200	\$154,300	\$144,000	\$176,600
Comparable Estimate	\$159,000 (\$125.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-25	113.55-9-3	113.56-6-6	113.56-7-29	113.47-4-9
Owner	Janiga , Gerald	Fontanes, Raymond	Dick, Brendon R	Geyer, Craig	Miller, Andrew J
Address	41 St Felix Ave	30 Iroquois Ave	38 Starlite Ave	57 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	60 x 108	50 x 102	50 x 102	60 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1963 / 0	1960 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1124	1120	1176	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 0	0 1000	0 468
SFLA	1120	1124	1120	1176	936
Att/Det Gar Sqft	484	352	308	440	532
Prior Land	\$10,000				
Prior Total	\$95,000				
Comp Land Estimate	\$11,000	\$13,000	\$11,000	\$11,000	\$12,000
Sale Date		8/10/2020	7/2/2020	10/2/2020	8/28/2020
Sale Price		\$147,500	\$145,000	\$162,000	\$155,000
Time Adj Sale Price		\$147,500	\$145,000	\$162,000	\$155,000
TADJSP/SQFT		\$131.23	\$129.46	\$137.76	\$165.60
Total Adj Factors	\$58,400	\$57,800	\$55,500	\$61,600	\$52,300
Adjusted Sale Price		\$148,100	\$147,900	\$158,800	\$161,100
Comparable Estimate	\$154,000 (\$137.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-26	113.56-7-29	113.56-6-6	113.47-4-13	113.55-9-3
Owner	Rotthoff, Jeffery D	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Fontanes, Raymond
Address	45 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1963 / 0	1961 / 0	1952 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1120	1120	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0
SFLA	1176	1176	1120	1120	1124
Att/Det Gar Sqft	420	440	308	352	352
Prior Land	\$10,000				
Prior Total	\$91,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/10/2020
Sale Price		\$162,000	\$145,000	\$135,000	\$147,500
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$147,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$131.23
Total Adj Factors	\$58,300	\$61,600	\$55,500	\$55,800	\$57,800
Adjusted Sale Price		\$158,700	\$147,800	\$137,500	\$148,000
Comparable Estimate	\$152,000 (\$129.25/SFLA)				\$170,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-27	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5
Owner	Kenefick, Linda	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	49 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1218	1176	1120	1120	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 1200
SFLA	1218	1176	1120	1120	1200
Att/Det Gar Sqft	420	440	308	352	352
Prior Land	\$10,000				
Prior Total	\$96,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46
Total Adj Factors	\$59,900	\$61,600	\$55,500	\$55,800	\$64,100
Adjusted Sale Price		\$160,300	\$149,400	\$139,100	\$171,700
Comparable Estimate	\$154,000 (\$126.44/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-28	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5	113.48-1-5
Owner	Murray, Stacie A	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J	Harp, Sarah C
Address	53 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave	94 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	50 x 102	50 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1176	1120	1120	1120	1200
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0	0 1200
SFLA	1232	1176	1120	1120	1120	1200
Att/Det Gar Sqft	420	440	308	352	308	352
Prior Land	\$10,000					
Prior Total	\$96,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019	11/6/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000	\$150,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400	\$152,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46	\$127.08
Total Adj Factors	\$61,400	\$61,600	\$55,500	\$55,800	\$55,600	\$64,100
Adjusted Sale Price		\$161,800	\$150,900	\$140,600	\$173,200	\$149,800
Comparable Estimate	\$155,000 (\$125.81/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-29	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5	113.48-7-9
Owner	Geyer, Craig	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J	Kramer, Thomas W
Address	57 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave	98 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	50 x 102	50 x 102	50 x 102	50 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	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	1176	1176	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 1000	0 0	0 0	0 0	0 560
SFLA	1176	1176	1120	1120	1120	1176
Att/Det Gar Sqft	440	440	308	352	308	440
Prior Land	\$10,000					
Prior Total	\$94,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019	9/14/2018
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000	\$140,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400	\$150,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46	\$127.98
Total Adj Factors	\$61,600	\$61,600	\$55,500	\$55,800	\$55,600	\$64,000
Adjusted Sale Price		\$162,000	\$151,100	\$140,800	\$173,400	\$148,100
Comparable Estimate	\$155,000 (\$131.8/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-30	113.47-1-7	113.56-6-6	113.40-1-2	113.56-7-29	113.56-6-5
Owner	Czwojdak, Lawrence	King, Nicholas D	Dick, Brendon R	Doromal, Rodolfo	Geyer, Craig	Ryshkus, Eugene J
Address	61 St Felix Ave	192 Kennedy Rd	38 Starlite Ave	134 Patricia Ln	57 St Felix Ave	42 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 102	60 x 120	50 x 102	52 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1984 / 0	1980 / 0	1963 / 0	1967 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	960	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 1000	0 0
SFLA	1144	960	1120	1120	1176	1120
Att/Det Gar Sqft	280		308	308	440	308
Prior Land	\$11,000					
Prior Total	\$90,000					
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		8/31/2020	7/2/2020	9/28/2020	10/2/2020	8/14/2019
Sale Price		\$145,000	\$145,000	\$158,000	\$162,000	\$163,000
Time Adj Sale Price		\$145,000	\$145,000	\$158,000	\$162,000	\$167,400
TADJSP/SQFT		\$151.04	\$129.46	\$141.07	\$137.76	\$149.46
Total Adj Factors	\$59,600	\$48,100	\$55,500	\$59,700	\$61,600	\$55,600
Adjusted Sale Price		\$156,500	\$149,100	\$157,900	\$160,000	\$171,400
Comparable Estimate	\$159,000 (\$138.99/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-31	113.56-6-6	113.56-7-29	113.48-1-5	113.56-6-5	113.48-6-19
Owner	Huscher Kenneth C	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Ryshkus, Eugene J	Conners, Samantha R
Address	65 St Felix Ave	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	42 Starlite Ave	131 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	50 x 102	50 x 102	50 x 102	51 x 102	50 x 102	75 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1960 / 0	1965 / 0	1963 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1386	1120	1176	1200	1120	1270
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 0	0 0
SFLA	1386	1120	1176	1200	1120	1270
Att/Det Gar Sqft	484	308	440	352	308	352
Prior Land	\$10,000					
Prior Total	\$105,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	8/14/2019	8/30/2018
Sale Price		\$145,000	\$162,000	\$150,000	\$163,000	\$125,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$167,400	\$135,100
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$149.46	\$106.38
Total Adj Factors	\$67,700	\$55,500	\$61,600	\$64,100	\$55,600	\$63,300
Adjusted Sale Price		\$157,200	\$168,100	\$156,100	\$179,500	\$139,500
Comparable Estimate	\$160,000 (\$115.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-32	113.42-6-22	113.64-1-19	113.63-3-4	113.55-5-9
Owner	Baker, Tony A	Shepard, Joseph	Ahmed, Hasan	Kenney, Emily D	Siracuse, Lisa K
Address	69 St Felix Ave	64 Fairelm Ln	8 Henry St	225 Bright 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
Neighborhood	120	122	120	120	120
School Code	143009	143001	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	53 x 100	77 x 109	45 x 123	63 x 108
Building Style	14 other	14 Unknown	01 Ranch	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1966 / 0	1952 / 0	1948 / 0	1955 / 0
Condition	4 Good	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.7	1.5
Bedrooms	5	6	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1336	2000	953	912
2nd Sty Area	700	704	0	0	0
Fin Bsmt/Fin Rec Rm	0 588	0 1200	0 0	0 352	0 0
SFLA	1820	2040	2000	1667	1346
Att/Det Gar Sqft	440	308	440	484	336
Prior Land	\$8,900				
Prior Total	\$115,500				
Comp Land Estimate	\$11,000	\$15,700	\$14,000	\$11,000	\$13,000
Sale Date		5/11/2020	10/16/2020	9/30/2019	1/3/2020
Sale Price		\$175,000	\$150,000	\$121,000	\$155,217
Time Adj Sale Price		\$175,600	\$150,000	\$123,800	\$156,800
TADJSP/SQFT		\$86.08	\$75.00	\$74.27	\$116.49
Total Adj Factors	\$91,600	\$107,300	\$79,700	\$66,800	\$58,200
Adjusted Sale Price		\$159,900	\$161,900	\$148,600	\$190,200
Comparable Estimate	\$166,000 (\$91.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-2-5	113.55-1-4	113.56-7-29	113.55-9-3	113.56-6-6
Owner	March, Donald K	Prusak, Shirley	Geyer, Craig	Fontanes, Raymond	Dick, Brendon R
Address	81 St Felix Ave	95 Mansion Ave	57 St Felix Ave	30 Iroquois Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 102	93 x 108	50 x 102	60 x 108	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1960 / 0	1952 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1360	1176	1124	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 0
SFLA	1316	1360	1176	1124	1120
Att/Det Gar Sqft	396	440	440	352	308
Prior Land	\$12,300				
Prior Total	\$85,800				
Comp Land Estimate	\$14,000	\$16,000	\$11,000	\$13,000	\$11,000
Sale Date		3/18/2020	10/2/2020	8/10/2020	7/2/2020
Sale Price		\$145,000	\$162,000	\$147,500	\$145,000
Time Adj Sale Price		\$146,000	\$162,000	\$147,500	\$145,000
TADJSP/SQFT		\$107.35	\$137.76	\$131.23	\$129.46
Total Adj Factors	\$65,600	\$68,800	\$61,600	\$57,800	\$55,500
Adjusted Sale Price		\$142,800	\$166,000	\$155,300	\$155,100
Comparable Estimate	\$153,000 (\$116.26/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-2-6	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5	113.48-7-9
Owner	Pietraszewski, Marlene	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J	Kramer, Thomas W
Address	85 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave	98 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	51 x 102	50 x 102	50 x 102	50 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1176	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0	0 560
SFLA	1140	1176	1120	1120	1120	1176
Att/Det Gar Sqft	460	440	308	352	308	440
Prior Land	\$10,100					
Prior Total	\$97,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019	9/14/2018
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000	\$140,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400	\$150,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46	\$127.98
Total Adj Factors	\$57,400	\$61,600	\$55,500	\$55,800	\$55,600	\$64,000
Adjusted Sale Price		\$157,800	\$146,900	\$136,600	\$169,200	\$143,900
Comparable Estimate	\$151,000 (\$132.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-8-3	113.20-5-18	114.17-6-20	113.55-8-5	114.17-7-22
Owner	Magierski, Larry J	Mohamed, Mushtaq A	Hajiskari, Parker E	Keuck, Donald J	Cacaccio, Jessica L
Address	86 St Felix Ave	121 Groell Ave	63 Rushford Ln	6 Girard Ave	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	124	124	120	124
School Code	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	80 x 102	115 x 140	65 x 194	100 x 108	62 x 155
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1987 / 0	1962 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	3 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1018	934	1608	1052
2nd Sty Area	868	825	839	1240	772
Fin Bsmt/Fin Rec Rm	0 0	0 108	0 0	0 0	0 0
SFLA	1988	1843	1773	2848	1824
Att/Det Gar Sqft	400	528	420	483	440
Prior Land	\$12,700				
Prior Total	\$145,000				
Comp Land Estimate	\$14,000	\$40,200	\$32,600	\$17,000	\$29,400
Sale Date		2/20/2020	4/20/2020	5/7/2019	3/5/2019
Sale Price		\$275,000	\$215,000	\$195,080	\$205,000
Time Adj Sale Price		\$277,300	\$216,100	\$202,300	\$214,000
TADJSP/SQFT		\$150.46	\$121.88	\$71.03	\$117.32
Total Adj Factors	\$102,900	\$156,300	\$134,100	\$115,000	\$134,700
Adjusted Sale Price		\$223,900	\$184,900	\$190,200	\$182,200
Comparable Estimate	\$193,000 (\$97.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-2-7	113.56-7-29	113.56-6-6	113.47-4-13	113.48-1-5
Owner	Colin, Sandra L	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Harp, Sarah C
Address	89 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1247	1176	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0
SFLA	1247	1176	1120	1120	1120
Att/Det Gar Sqft	462	440	308	352	308
Prior Land	\$10,100				
Prior Total	\$98,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	11/6/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$150,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$152,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$127.08
Total Adj Factors	\$62,300	\$61,600	\$55,500	\$55,800	\$64,100
Adjusted Sale Price		\$162,700	\$151,800	\$141,500	\$150,700
Comparable Estimate	\$156,000 (\$125.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-8-2	113.56-8-12	113.61-4-29.1	113.47-1-7	113.48-1-5
Owner	Bechtel, David J	Stellrecht, Heather	Schlau, Annette L	King, Nicholas D	Harp, Sarah C
Address	90 St Felix Ave	29 Milsom Ave	227 Alaska St	192 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 102	60 x 102	88 x 117	60 x 120	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1993 / 0	1987 / 0	1980 / 0	1965 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	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
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1500	1481	1560	960	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1200
SFLA	1500	1481	1560	960	1200
Att/Det Gar Sqft	400	473	480		352
Prior Land	\$12,700				
Prior Total	\$139,400				
Comp Land Estimate	\$14,000	\$12,000	\$16,000	\$13,000	\$11,000
Sale Date		3/6/2020	10/17/2019	8/31/2020	11/6/2019
Sale Price		\$157,500	\$160,000	\$145,000	\$150,000
Time Adj Sale Price		\$158,600	\$163,200	\$145,000	\$152,500
TADJSP/SQFT		\$107.09	\$104.62	\$151.04	\$127.08
Total Adj Factors	\$116,700	\$79,100	\$85,100	\$48,100	\$64,100
Adjusted Sale Price		\$196,200	\$194,800	\$213,600	\$205,100
Comparable Estimate	\$205,000 (\$136.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-2-8	113.56-7-29	113.56-6-6	113.47-4-13	113.48-7-9
Owner	Hiller, Judith	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Kramer, Thomas W
Address	93 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	98 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1176	1176	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 560
SFLA	1176	1176	1120	1120	1176
Att/Det Gar Sqft	420	440	308	352	440
Prior Land	\$10,200				
Prior Total	\$95,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	9/14/2018
Sale Price		\$162,000	\$145,000	\$135,000	\$140,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$150,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$127.98
Total Adj Factors	\$59,400	\$61,600	\$55,500	\$55,800	\$64,000
Adjusted Sale Price		\$159,800	\$148,900	\$138,600	\$145,900
Comparable Estimate	\$148,000 (\$125.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-8-1	113.56-8-12	113.61-4-29.1	113.47-1-7	113.48-1-5
Owner	Knauber, William	Stellrecht, Heather	Schlau, Annette L	King, Nicholas D	Harp, Sarah C
Address	94 St Felix Ave	29 Milsom Ave	227 Alaska St	192 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 102	60 x 102	88 x 117	60 x 120	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1993 / 0	1987 / 0	1980 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1560	1481	1560	960	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 1200
SFLA	1560	1481	1560	960	1200
Att/Det Gar Sqft	440	473	480		352
Prior Land	\$11,900				
Prior Total	\$129,000				
Comp Land Estimate	\$14,000	\$12,000	\$16,000	\$13,000	\$11,000
Sale Date		3/6/2020	10/17/2019	8/31/2020	11/6/2019
Sale Price		\$157,500	\$160,000	\$145,000	\$150,000
Time Adj Sale Price		\$158,600	\$163,200	\$145,000	\$152,500
TADJSP/SQFT		\$107.09	\$104.62	\$151.04	\$127.08
Total Adj Factors	\$81,500	\$79,100	\$85,100	\$48,100	\$64,100
Adjusted Sale Price		\$161,000	\$159,600	\$178,400	\$169,900
Comparable Estimate	\$170,000 (\$108.97/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-11	113.47-4-9	113.55-9-3	113.71-5-4	113.48-7-3	113.56-6-6
Owner	Johnson, Ly T	Miller, Andrew J	Fontanes, Raymond	Squires, Clark E	Whitton, Kevin T	Dick, Brendon R
Address	97 St Felix Ave	123 Kennedy Rd	30 Iroquois Ave	22 Nandale Dr	122 St Felix Ave	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	52 x 102	60 x 102	60 x 108	50 x 149	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1949 / 0	1952 / 0	1955 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	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	884	936	1124	1072	960	1120
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 0
SFLA	884	936	1124	1072	960	1120
Att/Det Gar Sqft	320	532	352	484	280	308
Prior Land	\$10,200					
Prior Total	\$83,000					
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$13,000	\$11,000	\$11,000
Sale Date		8/28/2020	8/10/2020	10/8/2020	6/10/2019	7/2/2020
Sale Price		\$155,000	\$147,500	\$155,000	\$120,000	\$145,000
Time Adj Sale Price		\$155,000	\$147,500	\$155,000	\$124,000	\$145,000
TADJSP/SQFT		\$165.60	\$131.23	\$144.59	\$129.17	\$129.46
Total Adj Factors	\$47,300	\$52,300	\$57,800	\$57,300	\$49,700	\$55,500
Adjusted Sale Price		\$150,000	\$137,000	\$145,000	\$121,600	\$136,800
Comparable Estimate	\$138,000 (\$156.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-7-9	113.56-7-29	113.47-4-13	113.56-6-6	113.48-7-9
Owner	Kramer, Thomas W	Geyer, Craig	Hurley, Carolyn J	Dick, Brendon R	Kramer, Thomas W
Address	98 St Felix Ave	57 St Felix Ave	147 Kennedy Rd	38 Starlite Ave	98 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	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
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1961 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 1000	0 0	0 0	0 560
SFLA	1176	1176	1120	1120	1176
Att/Det Gar Sqft	440	440	352	308	440
Prior Land	\$10,000				
Prior Total	\$104,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	10/21/2020	7/2/2020	9/14/2018
Sale Price		\$162,000	\$135,000	\$145,000	\$140,000
Time Adj Sale Price		\$162,000	\$135,000	\$145,000	\$150,500
TADJSP/SQFT		\$137.76	\$120.54	\$129.46	\$127.98
Total Adj Factors	\$64,000	\$61,600	\$55,800	\$55,500	\$64,000
Adjusted Sale Price		\$164,400	\$143,200	\$153,500	\$152,400
Comparable Estimate	\$153,000 (\$130.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-12	113.56-6-6	113.56-7-29	113.47-4-13	113.48-1-5
Owner	Guzek, Eugene E Jr	Dick, Brendon R	Geyer, Craig	Hurley, Carolyn J	Harp, Sarah C
Address	101 St Felix Ave	38 Starlite Ave	57 St Felix Ave	147 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1960 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1176	1120	1176	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 0
SFLA	1176	1120	1176	1120	1120
Att/Det Gar Sqft	540	308	440	352	308
Prior Land	\$10,200				
Prior Total	\$96,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	10/21/2020	11/6/2019
Sale Price		\$145,000	\$162,000	\$135,000	\$150,000
Time Adj Sale Price		\$145,000	\$162,000	\$135,000	\$152,500
TADJSP/SQFT		\$129.46	\$137.76	\$120.54	\$127.08
Total Adj Factors	\$60,400	\$55,500	\$61,600	\$55,800	\$64,100
Adjusted Sale Price		\$149,900	\$160,800	\$139,600	\$148,800
Comparable Estimate	\$154,000 (\$130.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-7-8	113.56-7-29	113.56-6-6	113.47-4-13	113.48-1-5
Owner	Szafarski, John	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Harp, Sarah C
Address	102 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1963 / 0	1961 / 0	1961 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	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
1st Sty Area	1176	1176	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 560
SFLA	1176	1176	1120	1120	1176
Att/Det Gar Sqft	440	440	308	352	440
Prior Land	\$10,000				
Prior Total	\$96,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	11/6/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$150,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$152,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$127.08
Total Adj Factors	\$60,200	\$61,600	\$55,500	\$55,800	\$64,000
Adjusted Sale Price		\$160,600	\$149,700	\$139,400	\$146,700
Comparable Estimate	\$149,000 (\$126.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-13	113.56-7-29	113.56-6-6	113.47-4-13	113.48-1-5
Owner	Laettner, Nancy C	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Harp, Sarah C
Address	105 St Felix Ave	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1176	1176	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0
SFLA	1176	1176	1120	1120	1120
Att/Det Gar Sqft	624	440	308	352	308
Prior Land	\$10,200				
Prior Total	\$97,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	11/6/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$150,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$152,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$127.08
Total Adj Factors	\$61,100	\$61,600	\$55,500	\$55,800	\$64,100
Adjusted Sale Price		\$161,500	\$150,600	\$140,300	\$149,500
Comparable Estimate	\$155,000 (\$131.8/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-7-7	113.56-6-6	113.56-7-29	113.48-1-5	113.47-4-13	113.40-1-2
Owner	Gear, Lori	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Hurley, Carolyn J	Doromal, Rodolfo
Address	106 St Felix Ave	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	147 Kennedy Rd	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	50 x 102	50 x 102	50 x 102	51 x 102	50 x 102	52 x 102
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	1964 / 0	1963 / 0	1960 / 0	1965 / 0	1961 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1120	1176	1200	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 0	0 560
SFLA	1176	1120	1176	1200	1120	1120
Att/Det Gar Sqft	440	308	440	352	352	308
Prior Land	\$10,000					
Prior Total	\$93,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	10/21/2020	9/28/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$135,000	\$158,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$135,000	\$158,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$120.54	\$141.07
Total Adj Factors	\$59,300	\$55,500	\$61,600	\$64,100	\$55,800	\$59,700
Adjusted Sale Price		\$148,800	\$159,700	\$147,700	\$138,500	\$157,600
Comparable Estimate	\$150,000 (\$127.55/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-14	113.56-6-6	113.47-4-13	113.56-7-29	113.56-6-5
Owner	Augustynek, Helen	Dick, Brendon R	Hurley, Carolyn J	Geyer, Craig	Ryshkus, Eugene J
Address	109 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	57 St Felix Ave	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1961 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 560
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	528	308	352	440	308
Prior Land	\$9,400				
Prior Total	\$88,500				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/21/2020	10/2/2020	8/14/2019
Sale Price		\$145,000	\$135,000	\$162,000	\$163,000
Time Adj Sale Price		\$145,000	\$135,000	\$162,000	\$167,400
TADJSP/SQFT		\$129.46	\$120.54	\$137.76	\$149.46
Total Adj Factors	\$58,100	\$55,500	\$55,800	\$61,600	\$55,600
Adjusted Sale Price		\$147,600	\$137,300	\$158,500	\$169,900
Comparable Estimate	\$154,000 (\$137.5/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-7-6	113.48-7-3	113.56-6-6	113.47-4-13	113.47-4-9	113.56-6-5
Owner	Edsell, John	Whitton, Kevin T	Dick, Brendon R	Hurley, Carolyn J	Miller, Andrew J	Ryshkus, Eugene J
Address	110 St Felix Ave	122 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	123 Kennedy Rd	42 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	51 x 102	51 x 102	50 x 102	50 x 102	60 x 102	50 x 102
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	04 Composition
Year Built/Eff Yr Built	1963 / 0	1965 / 0	1963 / 0	1961 / 0	1949 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	912	960	1120	1120	936	1120
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	912	960	1120	1120	936	1120
Att/Det Gar Sqft	308	280	308	352	532	308
Prior Land	\$9,200					
Prior Total	\$85,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$12,000	\$11,000
Sale Date		6/10/2019	7/2/2020	10/21/2020	8/28/2020	8/14/2019
Sale Price		\$120,000	\$145,000	\$135,000	\$155,000	\$163,000
Time Adj Sale Price		\$124,000	\$145,000	\$135,000	\$155,000	\$167,400
TADJSP/SQFT		\$129.17	\$129.46	\$120.54	\$165.60	\$149.46
Total Adj Factors	\$48,200	\$49,700	\$55,500	\$55,800	\$52,300	\$55,600
Adjusted Sale Price		\$122,500	\$137,700	\$127,400	\$150,900	\$160,000
Comparable Estimate	\$140,000 (\$153.51/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-15	113.56-6-6	113.48-7-3	113.47-4-13	113.56-6-5	113.40-1-2
Owner	Siwinski, Constance B	Dick, Brendon R	Whitton, Kevin T	Hurley, Carolyn J	Ryshkus, Eugene J	Doromal, Rodolfo
Address	113 St Felix Ave	38 Starlite Ave	122 St Felix Ave	147 Kennedy Rd	42 Starlite Ave	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	52 x 102	50 x 102	51 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1961 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1000	1120	960	1120	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 0	0 560
SFLA	1000	1120	960	1120	1120	1120
Att/Det Gar Sqft	484	308	280	352	308	308
Prior Land	\$10,200					
Prior Total	\$91,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	10/21/2020	8/14/2019	9/28/2020
Sale Price		\$145,000	\$120,000	\$135,000	\$163,000	\$158,000
Time Adj Sale Price		\$145,000	\$124,000	\$135,000	\$167,400	\$158,000
TADJSP/SQFT		\$129.46	\$129.17	\$120.54	\$149.46	\$141.07
Total Adj Factors	\$53,200	\$55,500	\$49,700	\$55,800	\$55,600	\$59,700
Adjusted Sale Price		\$142,700	\$127,500	\$132,400	\$165,000	\$151,500
Comparable Estimate	\$144,000 (\$144/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-7-5	113.48-1-5	113.56-6-6	113.56-7-29	113.40-1-2
Owner	Wodowski Shawn M	Harp, Sarah C	Dick, Brendon R	Geyer, Craig	Doromal, Rodolfo
Address	114 St Felix Ave	94 Patricia Ln	38 Starlite Ave	57 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	51 x 102	50 x 102	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1963 / 0	1960 / 0	1967 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1200	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 436	0 1200	0 0	0 1000	0 0
SFLA	1176	1200	1120	1176	1120
Att/Det Gar Sqft	484	352	308	440	352
Prior Land	\$10,100				
Prior Total	\$95,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		11/6/2019	7/2/2020	10/2/2020	9/28/2020
Sale Price		\$150,000	\$145,000	\$162,000	\$158,000
Time Adj Sale Price		\$152,500	\$145,000	\$162,000	\$158,000
TADJSP/SQFT		\$127.08	\$129.46	\$137.76	\$141.07
Total Adj Factors	\$62,800	\$64,100	\$55,500	\$61,600	\$55,800
Adjusted Sale Price		\$151,200	\$152,300	\$163,200	\$161,100
Comparable Estimate	\$154,000 (\$130.95/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-16	113.48-7-3	113.56-6-6	113.40-1-2	113.47-4-13
Owner	Slotman, Julie R	Whitton, Kevin T	Dick, Brendon R	Doromal, Rodolfo	Hurley, Carolyn J
Address	117 St Felix Ave	122 St Felix Ave	38 Starlite Ave	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	51 x 102	50 x 102	52 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1963 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1000	960	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 644
SFLA	1000	960	1120	1120	1120
Att/Det Gar Sqft	414	280	308	308	308
Prior Land	\$10,200				
Prior Total	\$91,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	7/2/2020	9/28/2020	10/21/2020
Sale Price		\$120,000	\$145,000	\$158,000	\$135,000
Time Adj Sale Price		\$124,000	\$145,000	\$158,000	\$135,000
TADJSP/SQFT		\$129.17	\$129.46	\$141.07	\$120.54
Total Adj Factors	\$53,000	\$49,700	\$55,500	\$59,700	\$55,800
Adjusted Sale Price		\$127,300	\$142,500	\$151,300	\$132,200
Comparable Estimate	\$137,000 (\$137/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-7-4	113.56-6-6	113.40-1-2	113.47-4-13	113.40-2-14	113.48-1-5
Owner	Lysek Susan	Dick, Brendon R	Doromal, Rodolfo	Hurley, Carolyn J	Chislett, Kenneth R	Harp, Sarah C
Address	118 St Felix Ave	38 Starlite Ave	134 Patricia Ln	147 Kennedy Rd	131 Patricia Ln	94 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	51 x 102	50 x 102	52 x 102	50 x 102	51 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1967 / 0	1961 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1200
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 308	0 0	0 560	0 0	0 644	0 1200
SFLA	1120	1120	1120	1120	1120	1200
Att/Det Gar Sqft	408	308	308	352	308	352
Prior Land	\$10,100					
Prior Total	\$89,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	10/21/2020	11/18/2019	11/6/2019
Sale Price		\$145,000	\$158,000	\$135,000	\$132,500	\$150,000
Time Adj Sale Price		\$145,000	\$158,000	\$135,000	\$134,700	\$152,500
TADJSP/SQFT		\$129.46	\$141.07	\$120.54	\$120.27	\$127.08
Total Adj Factors	\$57,800	\$55,500	\$59,700	\$55,800	\$56,900	\$64,100
Adjusted Sale Price		\$147,300	\$156,100	\$137,000	\$135,600	\$146,200
Comparable Estimate	\$144,000 (\$128.57/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-17	113.56-6-6	113.48-7-3	113.47-4-13	113.40-1-2	113.56-6-5
Owner	Pietz Kyle A	Dick, Brendon R	Whitton, Kevin T	Hurley, Carolyn J	Doromal, Rodolfo	Ryshkus, Eugene J
Address	121 St Felix Ave	38 Starlite Ave	122 St Felix Ave	147 Kennedy Rd	134 Patricia Ln	42 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	52 x 102	50 x 102	51 x 102	50 x 102	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	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1961 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1000	1120	960	1120	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	1000	1120	960	1120	1120	1120
Att/Det Gar Sqft	440	308	280	352	308	308
Prior Land	\$9,400					
Prior Total	\$85,500					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	10/21/2020	9/28/2020	8/14/2019
Sale Price		\$145,000	\$120,000	\$135,000	\$158,000	\$163,000
Time Adj Sale Price		\$145,000	\$124,000	\$135,000	\$158,000	\$167,400
TADJSP/SQFT		\$129.46	\$129.17	\$120.54	\$141.07	\$149.46
Total Adj Factors	\$51,500	\$55,500	\$49,700	\$55,800	\$59,700	\$55,600
Adjusted Sale Price		\$141,000	\$125,800	\$130,700	\$149,800	\$163,300
Comparable Estimate	\$142,000 (\$142/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-7-3	113.48-7-3	113.56-6-6	113.40-2-7	113.40-1-2
Owner	Whitton, Kevin T	Whitton, Kevin T	Dick, Brendon R	Wolski, Matthew	Doromal, Rodolfo
Address	122 St Felix Ave	122 St Felix Ave	38 Starlite Ave	176 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	51 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1963 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 532	0 560
SFLA	960	960	1120	960	1120
Att/Det Gar Sqft	280	280	308	480	352
Prior Land	\$9,200				
Prior Total	\$85,600				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	7/2/2020	10/19/2018	9/28/2020
Sale Price		\$120,000	\$145,000	\$125,000	\$158,000
Time Adj Sale Price		\$124,000	\$145,000	\$133,600	\$158,000
TADJSP/SQFT		\$129.17	\$129.46	\$139.17	\$141.07
Total Adj Factors	\$50,500	\$49,700	\$55,500	\$50,200	\$55,800
Adjusted Sale Price		\$124,800	\$140,000	\$133,900	\$148,800
Comparable Estimate	\$135,000 (\$140.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-18	113.56-6-6	113.48-7-3	113.47-4-13	113.40-1-2
Owner	Hyzy, Joanne	Dick, Brendon R	Whitton, Kevin T	Hurley, Carolyn J	Doromal, Rodolfo
Address	125 St Felix Ave	38 Starlite Ave	122 St Felix Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	51 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1961 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1000	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1000	1120	960	1120	1120
Att/Det Gar Sqft	396	308	280	352	308
Prior Land	\$10,200				
Prior Total	\$90,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	10/21/2020	9/28/2020
Sale Price		\$145,000	\$120,000	\$135,000	\$158,000
Time Adj Sale Price		\$145,000	\$124,000	\$135,000	\$158,000
TADJSP/SQFT		\$129.46	\$129.17	\$120.54	\$141.07
Total Adj Factors	\$52,800	\$55,500	\$49,700	\$55,800	\$59,700
Adjusted Sale Price		\$142,300	\$127,100	\$132,000	\$151,100
Comparable Estimate	\$143,000 (\$143/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-7-2	113.48-7-3	113.47-4-13	113.56-6-6	113.47-4-9	113.40-2-7
Owner	Kiera, Richard F	Whitton, Kevin T	Hurley, Carolyn J	Dick, Brendon R	Miller, Andrew J	Wolski, Matthew
Address	126 St Felix Ave	122 St Felix Ave	147 Kennedy Rd	38 Starlite Ave	123 Kennedy Rd	176 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	51 x 102	51 x 102	50 x 102	50 x 102	60 x 102	51 x 102
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	04 Composition
Year Built/Eff Yr Built	1962 / 0	1965 / 0	1961 / 0	1963 / 0	1949 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1120	1120	936	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 468	0 532
SFLA	960	960	1120	1120	936	960
Att/Det Gar Sqft	400	280	352	308	532	480
Prior Land	\$10,100					
Prior Total	\$95,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$12,000	\$11,000
Sale Date		6/10/2019	10/21/2020	7/2/2020	8/28/2020	10/19/2018
Sale Price		\$120,000	\$135,000	\$145,000	\$155,000	\$125,000
Time Adj Sale Price		\$124,000	\$135,000	\$145,000	\$155,000	\$133,600
TADJSP/SQFT		\$129.17	\$120.54	\$129.46	\$165.60	\$139.17
Total Adj Factors	\$50,800	\$49,700	\$55,800	\$55,500	\$52,300	\$50,200
Adjusted Sale Price		\$125,100	\$130,000	\$140,300	\$153,500	\$134,200
Comparable Estimate	\$137,000 (\$142.71/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-7-1	113.48-7-3	113.40-2-7	113.40-1-2	113.56-6-6
Owner	Rung, Rachel	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Dick, Brendon R
Address	130 St Felix Ave	122 St Felix Ave	176 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 102	51 x 102	51 x 102	52 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 532	0 560	0 0
SFLA	960	960	960	1120	1120
Att/Det Gar Sqft	400	280	480	308	352
Prior Land	\$11,600				
Prior Total	\$87,600				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	7/2/2020
Sale Price		\$120,000	\$125,000	\$158,000	\$145,000
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$145,000
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$129.46
Total Adj Factors	\$53,300	\$49,700	\$50,200	\$59,700	\$55,800
Adjusted Sale Price		\$127,600	\$136,700	\$151,600	\$142,800
Comparable Estimate	\$138,000 (\$143.75/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-19	113.48-6-19	113.48-1-5	113.56-6-6	113.56-7-29	113.47-4-13
Owner	Conners, Samantha R	Conners, Samantha R	Harp, Sarah C	Dick, Brendon R	Geyer, Craig	Hurley, Carolyn J
Address	131 St Felix Ave	131 St Felix Ave	94 Patricia Ln	38 Starlite Ave	57 St Felix 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	75 x 102	75 x 102	51 x 102	50 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1270	1270	1200	1120	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1200	0 0	0 1000	0 0
SFLA	1270	1270	1200	1120	1176	1120
Att/Det Gar Sqft	352	352	352	308	440	352
Prior Land	\$12,300					
Prior Total	\$92,000					
Comp Land Estimate	\$14,000	\$14,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		8/30/2018	11/6/2019	7/2/2020	10/2/2020	10/21/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$162,000	\$135,000
Time Adj Sale Price		\$135,100	\$152,500	\$145,000	\$162,000	\$135,000
TADJSP/SQFT		\$106.38	\$127.08	\$129.46	\$137.76	\$120.54
Total Adj Factors	\$63,300	\$63,300	\$64,100	\$55,500	\$61,600	\$55,800
Adjusted Sale Price		\$135,100	\$151,700	\$152,800	\$163,700	\$142,500
Comparable Estimate	\$149,000 (\$117.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-2-8	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6
Owner	Volker, John R	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R
Address	136 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 102	52 x 102	51 x 102	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1120	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 0	0 0
SFLA	1025	1120	1120	960	1120
Att/Det Gar Sqft	440	308	308	280	352
Prior Land	\$12,300				
Prior Total	\$95,000				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46
Total Adj Factors	\$57,600	\$59,700	\$56,900	\$49,700	\$55,800
Adjusted Sale Price		\$155,900	\$135,400	\$131,900	\$147,100
Comparable Estimate	\$141,000 (\$137.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-9	113.48-1-5	113.48-6-19	113.56-6-6	113.56-7-29
Owner	Leonarczyk Robert D	Harp, Sarah C	Connors, Samantha R	Dick, Brendon R	Geyer, Craig
Address	137 St Felix Ave	94 Patricia Ln	131 St Felix Ave	38 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 102	51 x 102	75 x 102	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1963 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1400	1200	1270	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	0 0	0 0	0 1000
SFLA	1400	1200	1270	1120	1176
Att/Det Gar Sqft	440	352	352	308	440
Prior Land	\$12,300				
Prior Total	\$109,000				
Comp Land Estimate	\$14,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		11/6/2019	8/30/2018	7/2/2020	10/2/2020
Sale Price		\$150,000	\$125,000	\$145,000	\$162,000
Time Adj Sale Price		\$152,500	\$135,100	\$145,000	\$162,000
TADJSP/SQFT		\$127.08	\$106.38	\$129.46	\$137.76
Total Adj Factors	\$71,400	\$64,100	\$63,300	\$55,500	\$61,600
Adjusted Sale Price		\$159,800	\$143,200	\$160,900	\$171,800
Comparable Estimate	\$161,000 (\$115/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-2-7	113.40-1-2	113.48-7-3	113.40-2-14	113.56-6-6	113.47-4-13
Owner	Jaskowiak, Wayne	Doromal, Rodolfo	Whitton, Kevin T	Chislett, Kenneth R	Dick, Brendon R	Hurley, Carolyn J
Address	140 St Felix Ave	134 Patricia Ln	122 St Felix Ave	131 Patricia Ln	38 Starlite 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	52 x 102	52 x 102	51 x 102	51 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1965 / 0	1966 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1120	960	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 644	0 0	0 0
SFLA	1025	1120	960	1120	1120	1120
Att/Det Gar Sqft	308	308	280	308	308	352
Prior Land	\$10,200					
Prior Total	\$91,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	6/10/2019	11/18/2019	7/2/2020	10/21/2020
Sale Price		\$158,000	\$120,000	\$132,500	\$145,000	\$135,000
Time Adj Sale Price		\$158,000	\$124,000	\$134,700	\$145,000	\$135,000
TADJSP/SQFT		\$141.07	\$129.17	\$120.27	\$129.46	\$120.54
Total Adj Factors	\$53,700	\$59,700	\$49,700	\$56,900	\$55,500	\$55,800
Adjusted Sale Price		\$152,000	\$128,000	\$131,500	\$143,200	\$132,900
Comparable Estimate	\$138,000 (\$134.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-10	113.56-6-6	113.40-1-2	113.48-7-3	113.47-4-13
Owner	Allen, John E	Dick, Brendon R	Doromal, Rodolfo	Whitton, Kevin T	Hurley, Carolyn J
Address	141 St Felix Ave	38 Starlite Ave	134 Patricia Ln	122 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	52 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1967 / 0	1965 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1025	1120	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 644
SFLA	1025	1120	1120	960	1120
Att/Det Gar Sqft		308	308	280	352
Prior Land	\$9,400				
Prior Total	\$85,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	6/10/2019	10/21/2020
Sale Price		\$145,000	\$158,000	\$120,000	\$135,000
Time Adj Sale Price		\$145,000	\$158,000	\$124,000	\$135,000
TADJSP/SQFT		\$129.46	\$141.07	\$129.17	\$120.54
Total Adj Factors	\$49,800	\$55,500	\$59,700	\$49,700	\$55,800
Adjusted Sale Price		\$139,300	\$148,100	\$124,100	\$127,600
Comparable Estimate	\$134,000 (\$130.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-2-6	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6	113.47-4-13
Owner	Roche, Thomas P	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R	Hurley, Carolyn J
Address	144 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	38 Starlite 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	52 x 102	52 x 102	51 x 102	51 x 102	50 x 102	50 x 102
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	1966 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	1025	1120	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 560	0 644	0 0	0 0	0 0
SFLA	1025	1120	1120	960	1120	1120
Att/Det Gar Sqft	308	308	308	280	308	352
Prior Land	\$9,400					
Prior Total	\$96,500					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020	10/21/2020
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000	\$135,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000	\$135,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46	\$120.54
Total Adj Factors	\$54,500	\$59,700	\$56,900	\$49,700	\$55,500	\$55,800
Adjusted Sale Price		\$152,800	\$132,300	\$128,800	\$144,000	\$133,700
Comparable Estimate	\$138,000 (\$134.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-11	113.48-1-5	113.56-6-6	113.40-1-2	113.56-7-29
Owner	Chojnicki, Jeffrey L	Harp, Sarah C	Dick, Brendon R	Doromal, Rodolfo	Geyer, Craig
Address	145 St Felix Ave	94 Patricia Ln	38 Starlite Ave	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	51 x 102	50 x 102	52 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1963 / 0	1967 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1200	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 1200	0 0	0 560	0 0
SFLA	1215	1200	1120	1120	1176
Att/Det Gar Sqft	308	352	308	440	352
Prior Land	\$10,200				
Prior Total	\$102,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		11/6/2019	7/2/2020	9/28/2020	10/2/2020
Sale Price		\$150,000	\$145,000	\$158,000	\$162,000
Time Adj Sale Price		\$152,500	\$145,000	\$158,000	\$162,000
TADJSP/SQFT		\$127.08	\$129.46	\$141.07	\$137.76
Total Adj Factors	\$64,800	\$64,100	\$55,500	\$59,700	\$61,600
Adjusted Sale Price		\$153,200	\$154,300	\$163,100	\$165,200
Comparable Estimate	\$156,000 (\$128.4/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-2-5	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6	113.47-4-13
Owner	Ganje, Karen A	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R	Hurley, Carolyn J
Address	148 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	38 Starlite 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	51 x 102	52 x 102	51 x 102	51 x 102	50 x 102	50 x 102
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	1966 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	1025	1120	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 0	0 0	0 0
SFLA	1025	1120	1120	960	1120	1120
Att/Det Gar Sqft	440	308	308	280	308	352
Prior Land	\$10,100					
Prior Total	\$91,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020	10/21/2020
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000	\$135,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000	\$135,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46	\$120.54
Total Adj Factors	\$53,700	\$59,700	\$56,900	\$49,700	\$55,500	\$55,800
Adjusted Sale Price		\$152,000	\$131,500	\$128,000	\$143,200	\$132,900
Comparable Estimate	\$138,000 (\$134.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-12	113.48-7-3	113.40-2-7	113.56-6-6	113.40-1-2
Owner	Krygier, James	Whitton, Kevin T	Wolski, Matthew	Dick, Brendon R	Doromal, Rodolfo
Address	149 St Felix Ave	122 St Felix Ave	176 St Felix Ave	38 Starlite Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	51 x 102	51 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1966 / 0	1963 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 532	0 0	0 0
SFLA	960	960	960	1120	1120
Att/Det Gar Sqft	400	280	480	308	352
Prior Land	\$10,200				
Prior Total	\$87,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	7/2/2020	9/28/2020
Sale Price		\$120,000	\$125,000	\$145,000	\$158,000
Time Adj Sale Price		\$124,000	\$133,600	\$145,000	\$158,000
TADJSP/SQFT		\$129.17	\$139.17	\$129.46	\$141.07
Total Adj Factors	\$49,700	\$49,700	\$50,200	\$55,500	\$59,700
Adjusted Sale Price		\$124,000	\$133,100	\$139,200	\$148,000
Comparable Estimate	\$135,000 (\$140.63/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-2-4	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6	113.48-2-16
Owner	Senker Susan J	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R	Gressieg, Samantha Le
Address	152 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	38 Starlite Ave	111 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	51 x 102	52 x 102	51 x 102	51 x 102	50 x 102	51 x 102
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	01 Wood
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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 / 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	1025	1120	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 0	0 0	0 0
SFLA	1025	1120	1120	960	1120	1120
Att/Det Gar Sqft	308	308	308	280	308	220
Prior Land	\$10,100					
Prior Total	\$91,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020	4/10/2019
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46	\$114.29
Total Adj Factors	\$53,600	\$59,700	\$56,900	\$49,700	\$55,500	\$53,600
Adjusted Sale Price		\$151,900	\$131,400	\$127,900	\$143,100	\$128,000
Comparable Estimate	\$136,000 (\$132.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-13	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6	113.48-2-16
Owner	Kuras Tom F & Mark	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R	Gressieg, Samantha Le
Address	153 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	38 Starlite Ave	111 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	52 x 102	52 x 102	51 x 102	51 x 102	50 x 102	51 x 102
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	01 Wood
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / 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	1025	1120	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 560	0 644	0 0	0 0	0 0
SFLA	1025	1120	1120	960	1120	1120
Att/Det Gar Sqft	308	308	308	280	308	220
Prior Land	\$10,200					
Prior Total	\$92,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020	4/10/2019
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46	\$114.29
Total Adj Factors	\$53,800	\$59,700	\$56,900	\$49,700	\$55,500	\$53,600
Adjusted Sale Price		\$152,100	\$131,600	\$128,100	\$143,300	\$128,200

Comparable Estimate \$137,000 (\$133.66/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-2-3	113.55-8-5	113.64-1-19	113.63-3-4	113.55-10-10.1
Owner	Pecoraro, Philip A	Keuck, Donald J	Ahmed, Hasan	Kenney, Emily D	Brice, Tiona-Meche
Address	156 St Felix Ave	6 Girard Ave	8 Henry St	225 Bright 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	100 x 108	77 x 109	45 x 123	90 x 108
Building Style	05 Colonial	05 Colonial	01 Ranch	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1952 / 0	1948 / 0	1945 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.7	2.0
Bedrooms	5	5	3	3	4
Full/Half Baths	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1608	2000	953	1008
2nd Sty Area	912	1240	0	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 352	0 0
SFLA	1872	2848	2000	1667	2016
Att/Det Gar Sqft	440	483	440	484	528
Prior Land	\$10,100				
Prior Total	\$103,000				
Comp Land Estimate	\$11,000	\$17,000	\$14,000	\$11,000	\$16,000
Sale Date		5/7/2019	10/16/2020	9/30/2019	12/17/2018
Sale Price		\$195,080	\$150,000	\$121,000	\$110,000
Time Adj Sale Price		\$202,300	\$150,000	\$123,800	\$116,200
TADJSP/SQFT		\$71.03	\$75.00	\$74.27	\$57.64
Total Adj Factors	\$73,300	\$115,000	\$79,700	\$66,800	\$69,500
Adjusted Sale Price		\$160,600	\$143,600	\$130,300	\$120,000
Comparable Estimate	\$141,000 (\$75.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-14	113.48-7-3	113.40-2-7	113.40-1-2	113.56-6-6
Owner	Kacprowicz, Janice	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Dick, Brendon R
Address	157 St Felix Ave	122 St Felix Ave	176 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	51 x 102	51 x 102	52 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1966 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 532	0 560	0 644
SFLA	960	960	960	1120	1120
Att/Det Gar Sqft	352	280	480	308	308
Prior Land	\$9,400				
Prior Total	\$83,900				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	7/2/2020
Sale Price		\$120,000	\$125,000	\$158,000	\$145,000
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$145,000
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$129.46
Total Adj Factors	\$41,000	\$49,700	\$50,200	\$59,700	\$55,500
Adjusted Sale Price		\$115,300	\$124,400	\$139,300	\$130,500
Comparable Estimate	\$126,000 (\$131.25/SFLA)				



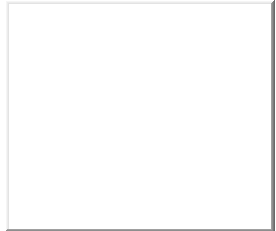
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-2-2	113.40-1-2	113.40-2-14	113.48-7-3	113.48-2-16	113.56-6-6
Owner	Artymowycz Petro	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Gressieg, Samantha Le	Dick, Brendon R
Address	160 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	111 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	51 x 102	52 x 102	51 x 102	51 x 102	51 x 102	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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1965 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	1025	1120	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 0	0 0	0 0
SFLA	1025	1120	1120	960	1120	1120
Att/Det Gar Sqft	308	308	308	280	220	308
Prior Land	\$10,100					
Prior Total	\$97,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	4/10/2019	7/2/2020
Sale Price		\$158,000	\$132,500	\$120,000	\$123,000	\$145,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$128,000	\$145,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$114.29	\$129.46
Total Adj Factors	\$53,400	\$59,700	\$56,900	\$49,700	\$53,600	\$55,500
Adjusted Sale Price		\$151,700	\$131,200	\$127,700	\$127,800	\$142,900
Comparable Estimate	\$136,000 (\$132.68/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-15	113.48-7-3	113.40-2-7	113.40-1-2	113.56-6-6	113.40-2-14
Owner	Czech Scott C	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Dick, Brendon R	Chislett, Kenneth R
Address	161 St Felix Ave	122 St Felix Ave	176 St Felix Ave	134 Patricia Ln	38 Starlite Ave	131 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	53 x 102	51 x 102	51 x 102	52 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1966 / 0	1967 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 532	0 560	0 0	0 644
SFLA	960	960	960	1120	1120	1120
Att/Det Gar Sqft	440	280	480	308	308	308
Prior Land	\$10,300					
Prior Total	\$92,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	7/2/2020	11/18/2019
Sale Price		\$120,000	\$125,000	\$158,000	\$145,000	\$132,500
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$145,000	\$134,700
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$129.46	\$120.27
Total Adj Factors	\$54,200	\$49,700	\$50,200	\$59,700	\$55,500	\$56,900
Adjusted Sale Price		\$128,500	\$137,600	\$152,500	\$143,700	\$132,000
Comparable Estimate	\$139,000 (\$144.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-2-1	113.40-1-2	113.40-2-14	113.48-7-3	113.48-2-16
Owner	Chludzinski Joseph E J	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Gressieg, Samantha Le
Address	164 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	111 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	52 x 102	51 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1025	1120	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 492	0 560	0 644	0 0	0 0
SFLA	1025	1120	1120	960	1120
Att/Det Gar Sqft	440	308	308	280	308
Prior Land	\$10,100				
Prior Total	\$92,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	4/10/2019
Sale Price		\$158,000	\$132,500	\$120,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$114.29
Total Adj Factors	\$54,600	\$59,700	\$56,900	\$49,700	\$53,600
Adjusted Sale Price		\$152,900	\$132,400	\$128,900	\$129,000
Comparable Estimate	\$137,000 (\$133.66/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-16	113.40-1-2	113.56-6-6	113.40-2-14	113.47-4-13	113.48-7-3
Owner	McArthur, Keith R	Doromal, Rodolfo	Dick, Brendon R	Chislett, Kenneth R	Hurley, Carolyn J	Whitton, Kevin T
Address	165 St Felix Ave	134 Patricia Ln	38 Starlite Ave	131 Patricia Ln	147 Kennedy Rd	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	53 x 102	52 x 102	50 x 102	51 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1963 / 0	1966 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	1025	1120	1120	1120	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 644	0 0	0 0
SFLA	1025	1120	1120	1120	1120	960
Att/Det Gar Sqft		308	308	308	352	280
Prior Land	\$10,300					
Prior Total	\$72,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	7/2/2020	11/18/2019	10/21/2020	6/10/2019
Sale Price		\$158,000	\$145,000	\$132,500	\$135,000	\$120,000
Time Adj Sale Price		\$158,000	\$145,000	\$134,700	\$135,000	\$124,000
TADJSP/SQFT		\$141.07	\$129.46	\$120.27	\$120.54	\$129.17
Total Adj Factors	\$50,700	\$59,700	\$55,500	\$56,900	\$55,800	\$49,700
Adjusted Sale Price		\$149,000	\$140,200	\$128,500	\$129,900	\$125,000
Comparable Estimate	\$135,000 (\$131.71/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-9	113.48-1-5	113.40-1-2	113.40-2-14	113.48-2-16	113.48-6-19
Owner	Brodka, Ronald R	Harp, Sarah C	Doromal, Rodolfo	Chislett, Kenneth R	Gressieg, Samantha Le	Conners, Samantha R
Address	168 St Felix Ave	94 Patricia Ln	134 Patricia Ln	131 Patricia Ln	111 Patricia Ln	131 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	51 x 102	51 x 102	52 x 102	51 x 102	51 x 102	75 x 102
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	04 Composition
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1291	1200	1120	1120	1120	1270
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 1200	0 560	0 644	0 0	0 0
SFLA	1291	1200	1120	1120	1120	1270
Att/Det Gar Sqft	396	352	308	308	220	352
Prior Land	\$10,100					
Prior Total	\$106,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		11/6/2019	9/28/2020	11/18/2019	4/10/2019	8/30/2018
Sale Price		\$150,000	\$158,000	\$132,500	\$123,000	\$125,000
Time Adj Sale Price		\$152,500	\$158,000	\$134,700	\$128,000	\$135,100
TADJSP/SQFT		\$127.08	\$141.07	\$120.27	\$114.29	\$106.38
Total Adj Factors	\$68,000	\$64,100	\$59,700	\$56,900	\$53,600	\$63,300
Adjusted Sale Price		\$156,400	\$166,300	\$145,800	\$142,400	\$139,800
Comparable Estimate	\$150,000 (\$116.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-13	113.40-1-2	113.40-2-14	113.56-6-6	113.47-4-13
Owner	Reilly, Joseph K	Doromal, Rodolfo	Chislett, Kenneth R	Dick, Brendon R	Hurley, Carolyn J
Address	169 St Felix Ave	134 Patricia Ln	131 Patricia Ln	38 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	52 x 102	51 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 836	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1120	1120	1120	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	836 0	0 560	0 644	0 0	0 0
SFLA	1025	1120	1120	1120	960
Att/Det Gar Sqft	528	308	308	352	280
Prior Land	\$10,300				
Prior Total	\$97,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	7/2/2020	10/21/2020
Sale Price		\$158,000	\$132,500	\$145,000	\$135,000
Time Adj Sale Price		\$158,000	\$134,700	\$145,000	\$135,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.46	\$120.54
Total Adj Factors	\$58,100	\$59,700	\$56,900	\$55,500	\$49,700
Adjusted Sale Price		\$156,400	\$135,900	\$147,600	\$132,400
Comparable Estimate	\$142,000 (\$138.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-2-8	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Scherer, John A	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	172 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	52 x 102	50 x 102	51 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1957 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	4	4	4
Full/Half Baths	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
1st Sty Area	936	832	858	858	858
2nd Sty Area	936	832	858	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1872	1664	1716	1716	1664
Att/Det Gar Sqft	440		528		416
Prior Land	\$10,100				
Prior Total	\$93,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		2/7/2020	9/12/2019	6/20/2019	1/22/2018
Sale Price		\$130,000	\$160,000	\$145,000	\$124,900
Time Adj Sale Price		\$131,100	\$163,800	\$149,900	\$140,400
TADJSP/SQFT		\$78.79	\$95.45	\$87.35	\$84.38
Total Adj Factors	\$67,700	\$57,000	\$65,300	\$58,300	\$56,900
Adjusted Sale Price		\$141,800	\$166,200	\$159,300	\$151,200
Comparable Estimate	\$154,000 (\$82.26/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-14	113.48-7-3	113.40-2-7	113.40-1-2	113.48-2-16
Owner	Caughill, Ricky C	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Chislett, Kenneth R
Address	173 St Felix Ave	122 St Felix Ave	176 St Felix Ave	134 Patricia Ln	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	51 x 102	51 x 102	52 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 532	0 560	0 0
SFLA	960	960	960	1120	1120
Att/Det Gar Sqft	308	280	480	308	220
Prior Land	\$10,300				
Prior Total	\$90,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	11/18/2019
Sale Price		\$120,000	\$125,000	\$158,000	\$132,500
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$134,700
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$120.27
Total Adj Factors	\$50,000	\$49,700	\$50,200	\$59,700	\$56,900
Adjusted Sale Price		\$124,300	\$133,400	\$148,300	\$127,800
Comparable Estimate	\$132,000 (\$137.5/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-7	113.40-2-7	113.48-7-3	113.40-1-2	113.40-2-14	113.48-2-16
Owner	Wolski, Matthew	Wolski, Matthew	Whitton, Kevin T	Doromal, Rodolfo	Chislett, Kenneth R	Gressieg, Samantha Le
Address	176 St Felix Ave	176 St Felix Ave	122 St Felix Ave	134 Patricia Ln	131 Patricia Ln	111 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	51 x 102	51 x 102	51 x 102	52 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1965 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 532	0 0	0 560	0 644	0 0
SFLA	960	960	960	1120	1120	1120
Att/Det Gar Sqft	480	480	280	308	308	220
Prior Land	\$9,200					
Prior Total	\$85,200					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/19/2018	6/10/2019	9/28/2020	11/18/2019	4/10/2019
Sale Price		\$125,000	\$120,000	\$158,000	\$132,500	\$123,000
Time Adj Sale Price		\$133,600	\$124,000	\$158,000	\$134,700	\$128,000
TADJSP/SQFT		\$139.17	\$129.17	\$141.07	\$120.27	\$114.29
Total Adj Factors	\$51,400	\$50,200	\$49,700	\$59,700	\$56,900	\$53,600
Adjusted Sale Price		\$134,800	\$125,700	\$149,700	\$129,200	\$125,800
Comparable Estimate	\$133,000 (\$138.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-15	113.48-7-3	113.40-2-7	113.40-1-2	113.48-2-16
Owner	Sosnowski, Gregory K	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Chislett, Kenneth R
Address	177 St Felix Ave	122 St Felix Ave	176 St Felix Ave	134 Patricia Ln	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	51 x 102	51 x 102	52 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 532	0 560	0 0
SFLA	960	960	960	1120	1120
Att/Det Gar Sqft	320	280	480	308	220
Prior Land	\$10,300				
Prior Total	\$87,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	11/18/2019
Sale Price		\$120,000	\$125,000	\$158,000	\$132,500
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$134,700
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$120.27
Total Adj Factors	\$49,000	\$49,700	\$50,200	\$59,700	\$56,900
Adjusted Sale Price		\$123,300	\$132,400	\$147,300	\$126,800
Comparable Estimate	\$131,000 (\$136.46/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-6	113.40-1-2	113.40-2-14	113.40-2-7	113.48-7-3	113.48-2-16
Owner	Rhodes Taneshia	Doromal, Rodolfo	Chislett, Kenneth R	Wolski, Matthew	Whitton, Kevin T	Gressieg, Samantha Le
Address	180 St Felix Ave	134 Patricia Ln	131 Patricia Ln	176 St Felix Ave	122 St Felix Ave	111 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	51 x 102	52 x 102	51 x 102	51 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	01 Wood
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1000	1120	1120	960	960	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 532	0 0	0 0
SFLA	1000	1120	1120	960	960	1120
Att/Det Gar Sqft	420	308	308	480	280	220
Prior Land	\$9,200					
Prior Total	\$87,100					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	10/19/2018	6/10/2019	4/10/2019
Sale Price		\$158,000	\$132,500	\$125,000	\$120,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$133,600	\$124,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$139.17	\$129.17	\$114.29
Total Adj Factors	\$52,500	\$59,700	\$56,900	\$50,200	\$49,700	\$53,600
Adjusted Sale Price		\$150,800	\$130,300	\$135,900	\$126,800	\$126,900
Comparable Estimate	\$134,000 (\$134/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-16	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2
Owner	Giambrone, Michelle	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane
Address	181 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 110	52 x 102	50 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1173	832	858	1378
2nd Sty Area	1107	1260	832	858	1378
Fin Bsmt/Fin Rec Rm	0 540	0 250	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	2756
Att/Det Gar Sqft	484	484		528	440
Prior Land	\$10,000				
Prior Total	\$113,000				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35
Total Adj Factors	\$82,500	\$121,300	\$57,000	\$65,300	\$58,300
Adjusted Sale Price		\$154,800	\$156,600	\$181,000	\$174,100
Comparable Estimate	\$169,000 (\$76.33/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-5	113.48-7-3	113.40-2-7	113.40-1-2	113.40-2-14	113.48-2-16
Owner	Penski, Melissa A	Whitton, Kevin T	Wolski, Matthew	Doromal, Rodolfo	Chislett, Kenneth R	Gressieg, Samantha Le
Address	184 St Felix Ave	122 St Felix Ave	176 St Felix Ave	134 Patricia Ln	131 Patricia Ln	111 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	51 x 102	51 x 102	51 x 102	52 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	960	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 532	0 560	0 644	0 0
SFLA	960	960	960	1120	1120	1120
Att/Det Gar Sqft		280	480	308	308	220
Prior Land	\$9,200					
Prior Total	\$80,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	10/19/2018	9/28/2020	11/18/2019	4/10/2019
Sale Price		\$120,000	\$125,000	\$158,000	\$132,500	\$123,000
Time Adj Sale Price		\$124,000	\$133,600	\$158,000	\$134,700	\$128,000
TADJSP/SQFT		\$129.17	\$139.17	\$141.07	\$120.27	\$114.29
Total Adj Factors	\$46,000	\$49,700	\$50,200	\$59,700	\$56,900	\$53,600
Adjusted Sale Price		\$120,300	\$129,400	\$144,300	\$123,800	\$120,400
Comparable Estimate	\$128,000 (\$133.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-3-17	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2	113.55-3-7
Owner	Breckon, Ryan S	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Wysocki, Robin A
Address	185 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	90 Iroquois 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	50 x 102	75 x 110	52 x 102	50 x 102	51 x 102	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1972 / 0	1957 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	4	6
Full/Half Baths	2 / 0	3 / 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	1107	1173	832	858	858	1378
2nd Sty Area	1107	1260	832	858	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	1716	2756
Att/Det Gar Sqft		484		528		440
Prior Land	\$10,000					
Prior Total	\$109,000					
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019	1/9/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000	\$175,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900	\$183,800
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35	\$66.69
Total Adj Factors	\$75,500	\$121,300	\$57,000	\$65,300	\$58,300	\$89,800
Adjusted Sale Price		\$147,800	\$149,600	\$174,000	\$167,100	\$169,500
Comparable Estimate	\$162,000 (\$73.17/SFLA)					

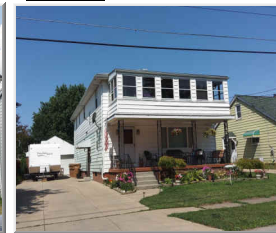
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-2-4	113.40-1-2	113.40-2-14	113.48-7-3	113.48-2-16
Owner	Norek, Richard K	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Gressieg, Samantha Le
Address	188 St Felix Ave	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	111 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 102	52 x 102	51 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1966 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1000	1120	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 850	0 560	0 644	0 0	0 0
SFLA	1000	1120	1120	960	1120
Att/Det Gar Sqft	440	308	308	280	220
Prior Land	\$10,100				
Prior Total	\$93,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	10/19/2018
Sale Price		\$158,000	\$132,500	\$120,000	\$125,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$139.17
Total Adj Factors	\$55,200	\$59,700	\$56,900	\$49,700	\$53,600
Adjusted Sale Price		\$153,500	\$133,000	\$129,500	\$129,600
Comparable Estimate	\$137,000 (\$137/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-3-18	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2	113.55-3-7
Owner	Quant Karen A	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Wysocki, Robin A
Address	189 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	90 Iroquois 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	50 x 102	75 x 110	52 x 102	50 x 102	51 x 102	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	4	6
Full/Half Baths	2 / 0	3 / 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	1107	1173	832	858	858	1378
2nd Sty Area	1107	1260	832	858	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	1716	2756
Att/Det Gar Sqft	440	484		528		440
Prior Land	\$10,000					
Prior Total	\$110,000					
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019	1/9/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000	\$175,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900	\$183,800
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35	\$66.69
Total Adj Factors	\$79,500	\$121,300	\$57,000	\$65,300	\$58,300	\$89,800
Adjusted Sale Price		\$151,800	\$153,600	\$178,000	\$171,100	\$173,500
Comparable Estimate	\$166,000 (\$74.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-3	113.40-1-2	113.40-2-14	113.40-2-7	113.48-7-3	113.48-2-16
Owner	Pagano, Kelly	Doromal, Rodolfo	Chislett, Kenneth R	Wolski, Matthew	Whitton, Kevin T	Gressieg, Samantha Le
Address	192 St Felix Ave	134 Patricia Ln	131 Patricia Ln	176 St Felix Ave	122 St Felix Ave	111 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	51 x 102	52 x 102	51 x 102	51 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	01 Wood
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1966 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	1025	1120	1120	960	960	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 492	0 560	0 644	0 532	0 0	0 0
SFLA	1025	1120	1120	960	960	1120
Att/Det Gar Sqft	374	308	308	480	280	220
Prior Land	\$9,200					
Prior Total	\$87,700					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	10/19/2018	6/10/2019	4/10/2019
Sale Price		\$158,000	\$132,500	\$125,000	\$120,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$133,600	\$124,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$139.17	\$129.17	\$114.29
Total Adj Factors	\$54,400	\$59,700	\$56,900	\$50,200	\$49,700	\$53,600
Adjusted Sale Price		\$152,700	\$132,200	\$137,800	\$128,700	\$128,800
Comparable Estimate	\$136,000 (\$132.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-19	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2
Owner	Barczak, Ronald J	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane
Address	193 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 110	52 x 102	50 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1173	832	858	1378
2nd Sty Area	1107	1260	832	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	2756
Att/Det Gar Sqft		484		528	440
Prior Land	\$10,000				
Prior Total	\$106,000				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35
Total Adj Factors	\$75,500	\$121,300	\$57,000	\$65,300	\$58,300
Adjusted Sale Price		\$147,800	\$149,600	\$174,000	\$167,100
Comparable Estimate	\$162,000 (\$73.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-2-2	113.48-7-3	113.40-1-2	113.40-2-7	113.40-2-14	113.48-2-16
Owner	Holy, Rachael C	Whitton, Kevin T	Doromal, Rodolfo	Wolski, Matthew	Chislett, Kenneth R	Gressieg, Samantha Le
Address	196 St Felix Ave	122 St Felix Ave	134 Patricia Ln	176 St Felix Ave	131 Patricia Ln	111 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	51 x 102	51 x 102	52 x 102	51 x 102	51 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / 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	960	960	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 532	0 644	0 0
SFLA	960	960	1120	960	1120	1120
Att/Det Gar Sqft	378	280	308	480	308	220
Prior Land	\$10,100					
Prior Total	\$104,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	9/28/2020	10/19/2018	11/18/2019	4/10/2019
Sale Price		\$120,000	\$158,000	\$125,000	\$132,500	\$123,000
Time Adj Sale Price		\$124,000	\$158,000	\$133,600	\$134,700	\$128,000
TADJSP/SQFT		\$129.17	\$141.07	\$139.17	\$120.27	\$114.29
Total Adj Factors	\$49,800	\$49,700	\$59,700	\$50,200	\$56,900	\$53,600
Adjusted Sale Price		\$124,100	\$148,100	\$133,200	\$127,600	\$124,200
Comparable Estimate	\$131,000 (\$136.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-20	102.18-2-17	113.47-3-20	113.48-8-7	113.55-3-7
Owner	Johnston, Shawn R	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Wysocki, Robin A
Address	197 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 110	52 x 102	50 x 102	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	2 Fair	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1173	832	858	1378
2nd Sty Area	1107	1260	832	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	2756
Att/Det Gar Sqft	528	484		528	440
Prior Land	\$10,000				
Prior Total	\$111,000				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35
Total Adj Factors	\$60,400	\$121,300	\$57,000	\$65,300	\$58,300
Adjusted Sale Price		\$132,700	\$134,500	\$158,900	\$152,000
Comparable Estimate	\$147,000 (\$66.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-2-1	113.40-1-2	113.40-2-7	113.48-7-3	113.47-1-7
Owner	Morosey Jay R Sr & Kar	Doromal, Rodolfo	Wolski, Matthew	Whitton, Kevin T	Chislett, Kenneth R
Address	200 St Felix Ave	134 Patricia Ln	176 St Felix Ave	122 St Felix Ave	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	83 x 105	52 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	1120	960	960	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 560	0 532	0 0	0 0
SFLA	960	1120	960	960	960
Att/Det Gar Sqft	360	308	480	280	308
Prior Land	\$13,200				
Prior Total	\$89,000				
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		9/28/2020	10/19/2018	6/10/2019	11/18/2019
Sale Price		\$158,000	\$125,000	\$120,000	\$132,500
Time Adj Sale Price		\$158,000	\$133,600	\$124,000	\$134,700
TADJSP/SQFT		\$141.07	\$139.17	\$129.17	\$120.27
Total Adj Factors	\$53,000	\$59,700	\$50,200	\$49,700	\$56,900
Adjusted Sale Price		\$151,300	\$136,400	\$127,300	\$130,800
Comparable Estimate	\$139,000 (\$144.79/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-3-21	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2	113.55-3-7
Owner	Betti, Karen A	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Wysocki, Robin A
Address	201 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	90 Iroquois 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	50 x 102	75 x 110	52 x 102	50 x 102	51 x 102	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 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 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 No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	4	6
Full/Half Baths	2 / 0	3 / 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	1107	1173	832	858	858	1378
2nd Sty Area	1107	1260	832	858	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	1716	2756
Att/Det Gar Sqft	648	484		528		440
Prior Land	\$10,000					
Prior Total	\$112,000					
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019	1/9/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000	\$175,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900	\$183,800
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35	\$66.69
Total Adj Factors	\$81,400	\$121,300	\$57,000	\$65,300	\$58,300	\$89,800
Adjusted Sale Price		\$153,700	\$155,500	\$179,900	\$173,000	\$175,400
Comparable Estimate	\$168,000 (\$75.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-22	102.18-2-17	113.47-3-20	113.48-8-7	113.48-8-2
Owner	Podpora, Francis P	Labib, Mahir	McGuire, Aubrey R	Parker, Robert J	Williams, Duane
Address	205 St Felix Ave	114 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	71 x 105	75 x 110	52 x 102	50 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1972 / 0	1957 / 0	1957 / 0	1957 / 0
Condition	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1173	832	858	1378
2nd Sty Area	1107	1260	832	858	1378
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2214	2433	1664	1716	2756
Att/Det Gar Sqft	440	484		528	440
Prior Land	\$12,100				
Prior Total	\$111,000				
Comp Land Estimate	\$14,000	\$14,000	\$11,000	\$11,000	\$12,000
Sale Date		12/10/2019	2/7/2020	9/12/2019	6/20/2019
Sale Price		\$191,000	\$130,000	\$160,000	\$145,000
Time Adj Sale Price		\$193,600	\$131,100	\$163,800	\$149,900
TADJSP/SQFT		\$79.57	\$78.79	\$95.45	\$87.35
Total Adj Factors	\$81,300	\$121,300	\$57,000	\$65,300	\$58,300
Adjusted Sale Price		\$153,600	\$155,400	\$179,800	\$172,900
Comparable Estimate	\$167,000 (\$75.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-17	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Keane, Raymond D	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	20 Standard Pkwy	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 102	52 x 102	50 x 102	51 x 102	62 x 123
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1945 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	990	832	858	858	832
2nd Sty Area	0	832	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1597	1664	1716	1716	1664
Att/Det Gar Sqft	440		528		416
Prior Land	\$8,100				
Prior Total	\$86,000				
Comp Land Estimate	\$10,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		2/7/2020	9/12/2019	6/20/2019	12/7/2018
Sale Price		\$130,000	\$160,000	\$145,000	\$139,900
Time Adj Sale Price		\$131,100	\$163,800	\$149,900	\$147,800
TADJSP/SQFT		\$78.79	\$95.45	\$87.35	\$86.13
Total Adj Factors	\$58,400	\$57,000	\$65,300	\$58,300	\$66,000
Adjusted Sale Price		\$132,500	\$156,900	\$150,000	\$140,200
Comparable Estimate	\$144,000 (\$90.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-16	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Cielinski Richard E & W	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	24 Standard Pkwy	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 102	52 x 102	50 x 102	51 x 102	62 x 123
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1945 / 0	1957 / 0	1957 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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
1st Sty Area	881	832	858	858	832
2nd Sty Area	0	832	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1508	1664	1716	1716	1664
Att/Det Gar Sqft	400		528		416
Prior Land	\$8,100				
Prior Total	\$88,400				
Comp Land Estimate	\$10,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		2/7/2020	9/12/2019	6/20/2019	12/7/2018
Sale Price		\$130,000	\$160,000	\$145,000	\$139,900
Time Adj Sale Price		\$131,100	\$163,800	\$149,900	\$147,800
TADJSP/SQFT		\$78.79	\$95.45	\$87.35	\$86.13
Total Adj Factors	\$55,700	\$57,000	\$65,300	\$58,300	\$66,000
Adjusted Sale Price		\$129,800	\$154,200	\$147,300	\$137,500
Comparable Estimate	\$142,000 (\$94.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-3	113.55-9-3	113.56-7-29	113.56-6-6	113.47-4-9
Owner	Grabner, Maryanne E	Fontanes, Raymond	Geyer, Craig	Dick, Brendon R	Miller, Andrew J
Address	60 Standard Pkwy	30 Iroquois Ave	57 St Felix Ave	38 Starlite Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	60 x 108	50 x 102	50 x 102	60 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1960 / 0	1963 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1131	1124	1176	1120	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 468
SFLA	1131	1124	1176	1120	936
Att/Det Gar Sqft	576	352	440	308	532
Prior Land	\$11,000				
Prior Total	\$86,900				
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$11,000	\$12,000
Sale Date		8/10/2020	10/2/2020	7/2/2020	8/28/2020
Sale Price		\$147,500	\$162,000	\$145,000	\$155,000
Time Adj Sale Price		\$147,500	\$162,000	\$145,000	\$155,000
TADJSP/SQFT		\$131.23	\$137.76	\$129.46	\$165.60
Total Adj Factors	\$60,900	\$57,800	\$61,600	\$55,500	\$52,300
Adjusted Sale Price		\$150,600	\$161,300	\$150,400	\$163,600
Comparable Estimate	\$153,000 (\$135.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-37	113.47-5-2	113.64-2-8	113.54-5-1.1	113.55-9-13
Owner	Korzeniewski, Robert J	Hartmann, Robert P Jr	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Crone, Scott E
Address	67 Standard Pkwy	130 Kennedy Rd	88 Edmund St	92 Mansion Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 102	95 x 108	90 x 109	72 x 107	40 x 108
Building 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
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1907 / 0	1927 / 0	1911 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5
Bedrooms	5	5	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1212	1402	1535	1065	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1854	2243	1993	1758	2145
Att/Det Gar Sqft	528	484	342	484	744
Prior Land	\$11,900				
Prior Total	\$84,000				
Comp Land Estimate	\$13,000	\$16,000	\$16,000	\$14,000	\$14,000
Sale Date		12/9/2019	11/8/2019	9/26/2020	3/1/2018
Sale Price		\$153,060	\$155,000	\$166,000	\$168,000
Time Adj Sale Price		\$155,100	\$157,600	\$166,000	\$186,800
TADJSP/SQFT		\$69.15	\$79.08	\$94.43	\$87.09
Total Adj Factors	\$60,600	\$72,700	\$59,400	\$76,000	\$64,200
Adjusted Sale Price		\$143,000	\$158,800	\$150,600	\$183,200
Comparable Estimate	\$151,000 (\$81.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-2-4	113.56-7-29	113.56-6-6	113.47-4-13	113.56-6-5	113.48-7-9
Owner	Jodoin, Eric R	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J	Kramer, Thomas W
Address	82 Standard Pkwy	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave	98 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	64 x 102	50 x 102	50 x 102	50 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	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	1180	1176	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0	0 560
SFLA	1180	1176	1120	1120	1120	1176
Att/Det Gar Sqft	374	440	308	352	308	440
Prior Land	\$11,400					
Prior Total	\$96,000					
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019	9/14/2018
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000	\$140,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400	\$150,500
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46	\$127.98
Total Adj Factors	\$60,500	\$61,600	\$55,500	\$55,800	\$55,600	\$64,000
Adjusted Sale Price		\$160,900	\$150,000	\$139,700	\$172,300	\$147,000
Comparable Estimate	\$154,000 (\$130.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-3-5	113.56-7-29	113.56-6-6	113.55-1-4	113.47-4-13
Owner	Carlucci, Anne M	Geyer, Craig	Dick, Brendon R	Prusak, Shirley	Hurley, Carolyn J
Address	85 Standard Pkwy	57 St Felix Ave	38 Starlite Ave	95 Mansion 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	50 x 102	50 x 102	93 x 108	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1963 / 0	1952 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1176	1120	1360	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 1000	0 0	0 0	0 0
SFLA	1320	1176	1120	1360	1120
Att/Det Gar Sqft	240	440	308	440	352
Prior Land	\$11,000				
Prior Total	\$102,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$16,000	\$11,000
Sale Date		10/2/2020	7/2/2020	3/18/2020	10/21/2020
Sale Price		\$162,000	\$145,000	\$145,000	\$135,000
Time Adj Sale Price		\$162,000	\$145,000	\$146,000	\$135,000
TADJSP/SQFT		\$137.76	\$129.46	\$107.35	\$120.54
Total Adj Factors	\$65,900	\$61,600	\$55,500	\$68,800	\$55,800
Adjusted Sale Price		\$166,300	\$155,400	\$143,100	\$145,100
Comparable Estimate	\$146,000 (\$110.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-2-3	113.47-4-9	113.55-9-3	113.71-5-4	113.56-6-6
Owner	Duke, Raymond P	Miller, Andrew J	Fontanes, Raymond	Squires, Clark E	Dick, Brendon R
Address	86 Standard Pkwy	123 Kennedy Rd	30 Iroquois Ave	22 Nandale Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 102	60 x 102	60 x 108	50 x 149	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1949 / 0	1952 / 0	1955 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	745	936	1124	1072	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 468	0 0	0 0	0 0
SFLA	745	936	1124	1072	1120
Att/Det Gar Sqft	294	532	352	484	308
Prior Land	\$9,400				
Prior Total	\$72,000				
Comp Land Estimate	\$10,000	\$12,000	\$13,000	\$13,000	\$11,000
Sale Date		8/28/2020	8/10/2020	10/8/2020	7/2/2020
Sale Price		\$155,000	\$147,500	\$155,000	\$145,000
Time Adj Sale Price		\$155,000	\$147,500	\$155,000	\$145,000
TADJSP/SQFT		\$165.60	\$131.23	\$144.59	\$129.46
Total Adj Factors	\$41,500	\$52,300	\$57,800	\$57,300	\$55,500
Adjusted Sale Price		\$144,200	\$131,200	\$139,200	\$131,000
Comparable Estimate	\$132,000 (\$177.18/SFLA)				

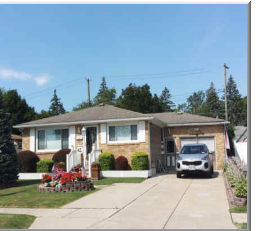
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-3-6	113.63-3-4	113.55-5-9	113.70-5-16	113.70-3-9
Owner	Buczek, Jacob J	Kenney, Emily D	Siracuse, Lisa K	Baker, Roger	Wisniewski, Nicholas
Address	87 Standard Pkwy	225 Bright St	81 Girard Ave	258 Parker 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	45 x 123	63 x 108	50 x 120	48 x 114
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1948 / 0	1955 / 0	1950 / 0	1952 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.7
Bedrooms	4	3	3	4	4
Full/Half Baths	2 / 0	1 / 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
1st Sty Area	1052	953	912	1035	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 352	0 0	0 0	0 0
SFLA	1817	1667	1346	1867	1627
Att/Det Gar Sqft	484	484	336	765	352
Prior Land	\$11,000				
Prior Total	\$108,000				
Comp Land Estimate	\$12,000	\$11,000	\$13,000	\$12,000	\$11,000
Sale Date		9/30/2019	1/3/2020	6/4/2018	3/22/2019
Sale Price		\$121,000	\$155,217	\$138,000	\$170,000
Time Adj Sale Price		\$123,800	\$156,800	\$150,900	\$177,400
TADJSP/SQFT		\$74.27	\$116.49	\$80.82	\$109.04
Total Adj Factors	\$89,700	\$66,800	\$58,200	\$75,300	\$80,000
Adjusted Sale Price		\$146,700	\$188,300	\$165,300	\$187,100
Comparable Estimate	\$170,000 (\$93.56/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-2-2	113.47-4-9	113.56-6-6	113.48-7-3	113.56-7-29	113.47-4-13
Owner	Setlock, Ronald	Miller, Andrew J	Dick, Brendon R	Whitton, Kevin T	Geyer, Craig	Hurley, Carolyn J
Address	94 Standard Pkwy	123 Kennedy Rd	38 Starlite Ave	122 St Felix Ave	57 St Felix 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	46 x 102	60 x 102	50 x 102	51 x 102	50 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	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1949 / 0	1963 / 0	1965 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	936	1120	960	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 1000	0 0
SFLA	778	936	1120	960	1176	1120
Att/Det Gar Sqft	315	532	308	280	440	352
Prior Land	\$8,200					
Prior Total	\$80,600					
Comp Land Estimate	\$10,000	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		8/28/2020	7/2/2020	6/10/2019	10/2/2020	10/21/2020
Sale Price		\$155,000	\$145,000	\$120,000	\$162,000	\$135,000
Time Adj Sale Price		\$155,000	\$145,000	\$124,000	\$162,000	\$135,000
TADJSP/SQFT		\$165.60	\$129.46	\$129.17	\$137.76	\$120.54
Total Adj Factors	\$40,900	\$52,300	\$55,500	\$49,700	\$61,600	\$55,800
Adjusted Sale Price		\$143,600	\$130,400	\$115,200	\$141,300	\$120,100
Comparable Estimate	\$130,000 (\$167.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-2-1	113.48-7-3	113.56-6-6	113.47-4-13	113.56-6-5
Owner	Wojcik, David S	Whitton, Kevin T	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	96 Standard Pkwy	122 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 102	51 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	960	1120	1120	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 532
SFLA	800	960	1120	1120	960
Att/Det Gar Sqft	368	280	308	352	480
Prior Land	\$9,400				
Prior Total	\$81,000				
Comp Land Estimate	\$10,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		6/10/2019	7/2/2020	10/21/2020	8/14/2019
Sale Price		\$120,000	\$145,000	\$135,000	\$163,000
Time Adj Sale Price		\$124,000	\$145,000	\$135,000	\$167,400
TADJSP/SQFT		\$129.17	\$129.46	\$120.54	\$149.46
Total Adj Factors	\$42,600	\$49,700	\$55,500	\$55,800	\$55,600
Adjusted Sale Price		\$116,900	\$132,100	\$121,800	\$154,400
Comparable Estimate	\$130,000 (\$162.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-3-7	113.56-7-29	113.56-6-6	113.47-4-13	113.48-7-9
Owner	Sobczynski Michael & V	Geyer, Craig	Dick, Brendon R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	97 Standard Pkwy	57 St Felix Ave	38 Starlite Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 102	50 x 102	50 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1963 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1176	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 1000	0 0	0 0	0 560
SFLA	1170	1176	1120	1120	1176
Att/Det Gar Sqft	396	440	308	352	440
Prior Land	\$13,500				
Prior Total	\$98,000				
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		10/2/2020	7/2/2020	10/21/2020	8/14/2019
Sale Price		\$162,000	\$145,000	\$135,000	\$163,000
Time Adj Sale Price		\$162,000	\$145,000	\$135,000	\$167,400
TADJSP/SQFT		\$137.76	\$129.46	\$120.54	\$149.46
Total Adj Factors	\$61,800	\$61,600	\$55,500	\$55,800	\$55,600
Adjusted Sale Price		\$162,200	\$151,300	\$141,000	\$173,600
Comparable Estimate	\$155,000 (\$132.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-10	113.56-6-6	113.56-7-29	113.47-4-13	113.55-9-3
Owner	Wilczak James	Dick, Brendon R	Geyer, Craig	Hurley, Carolyn J	Fontanes, Raymond
Address	101 Standard Pkwy	38 Starlite Ave	57 St Felix Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	50 x 102	50 x 102	50 x 102	60 x 108
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1963 / 0	1960 / 0	1961 / 0	1952 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1176	1120	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 0
SFLA	1120	1120	1176	1120	1124
Att/Det Gar Sqft	432	308	440	352	352
Prior Land	\$10,200				
Prior Total	\$87,300				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		7/2/2020	10/2/2020	10/21/2020	8/10/2020
Sale Price		\$145,000	\$162,000	\$135,000	\$147,500
Time Adj Sale Price		\$145,000	\$162,000	\$135,000	\$147,500
TADJSP/SQFT		\$129.46	\$137.76	\$120.54	\$131.23
Total Adj Factors	\$55,800	\$55,500	\$61,600	\$55,800	\$57,800
Adjusted Sale Price		\$145,300	\$156,200	\$135,000	\$145,500
Comparable Estimate	\$150,000 (\$133.93/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-10	113.64-1-19	113.42-6-22	113.55-10-10.1	113.63-4-17	113.63-3-4
Owner	Bauer, Patricia	Ahmed, Hasan	Shepard, Joseph	Brice, Tiona-Meche	Maple Leaf Capital Corp	Kenney, Emily D
Address	102 Standard Pkwy	8 Henry St	64 Fairelm Ln	27 Peoria Ave	164 Helen St	225 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	122	120	120	120
School Code	143009	143009	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 102	77 x 109	53 x 100	90 x 108	68 x 122	45 x 123
Building Style	14 other	01 Ranch	14 Unknown	08 Old style	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1966 / 0	1945 / 0	1950 / 0	1948 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2.0	1.0	2.0	2.0	1.5	1.7
Bedrooms	3	3	6	4	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1806	2000	1336	1008	1248	953
2nd Sty Area	378	0	704	1008	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1200	0 0	0 280	0 352
SFLA	2184	2000	2040	2016	1998	1667
Att/Det Gar Sqft	378	440	308	528	484	484
Prior Land	\$11,000					
Prior Total	\$110,000					
Comp Land Estimate	\$12,000	\$14,000	\$15,700	\$16,000	\$14,000	\$11,000
Sale Date		10/16/2020	5/11/2020	12/17/2018	2/15/2018	9/30/2019
Sale Price		\$150,000	\$175,000	\$110,000	\$105,000	\$121,000
Time Adj Sale Price		\$150,000	\$175,600	\$116,200	\$117,400	\$123,800
TADJSP/SQFT		\$75.00	\$86.08	\$57.64	\$58.76	\$74.27
Total Adj Factors	\$79,000	\$79,700	\$107,300	\$69,500	\$89,300	\$66,800
Adjusted Sale Price		\$149,300	\$147,300	\$125,700	\$107,100	\$136,000
Comparable Estimate	\$133,000 (\$60.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-11	113.48-5-17	113.47-4-2	113.47-3-16	113.48-5-16
Owner	Janiga, Florence	Carrillo, Fausto E	McCann, Andrew J	DeSilva, Justin K	Hickman, Robert H
Address	117 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	137 Standard Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	75 x 102	51 x 102	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	4	3
Full/Half Baths	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
1st Sty Area	780	780	734	736	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 375
SFLA	1170	1170	1086	1088	1125
Att/Det Gar Sqft	352	352	576	484	336
Prior Land	\$8,900				
Prior Total	\$78,500				
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		9/11/2019	4/20/2020	1/23/2020	9/28/2018
Sale Price		\$125,300	\$140,000	\$129,900	\$107,500
Time Adj Sale Price		\$128,200	\$140,700	\$131,200	\$115,600
TADJSP/SQFT		\$109.57	\$129.56	\$120.59	\$102.76
Total Adj Factors	\$47,800	\$48,800	\$50,100	\$47,900	\$58,200
Adjusted Sale Price		\$127,200	\$138,400	\$131,100	\$116,300
Comparable Estimate	\$132,000 (\$112.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-9	113.63-2-16	113.63-2-26	113.55-5-9	113.61-5-12
Owner	Carris, Jared M	Bowers, Amanda E	Ras, Benita L	Siracuse, Lisa K	Whitaker, Carrie L
Address	118 Standard Pkwy	174 Bright St	181 Garland Ave	81 Girard 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 102	50 x 124	55 x 124	63 x 108	60 x 120
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1955 / 0	1950 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	900	1020	1044	912	1050
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 470
SFLA	1485	1515	1374	1346	1526
Att/Det Gar Sqft	308	320	384	336	484
Prior Land	\$11,000				
Prior Total	\$95,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$13,000	\$13,000
Sale Date		7/1/2019	4/24/2020	1/3/2020	11/6/2019
Sale Price		\$132,500	\$132,100	\$155,217	\$129,900
Time Adj Sale Price		\$136,500	\$132,800	\$156,800	\$132,100
TADJSP/SQFT		\$90.10	\$96.65	\$116.49	\$86.57
Total Adj Factors	\$59,900	\$62,500	\$53,700	\$58,200	\$65,900
Adjusted Sale Price		\$133,900	\$139,000	\$158,500	\$126,100
Comparable Estimate	\$135,000 (\$90.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-12	113.47-4-2	113.47-3-16	113.48-5-17	113.55-3-1
Owner	Hokanson, Amelia L	McCann, Andrew J	DeSilva, Justin K	Carrillo, Fausto E	Jank, Anna J
Address	121 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	141 Standard Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 102	51 x 102	50 x 102	50 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1956 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	4	3	3
Full/Half Baths	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
1st Sty Area	780	734	736	780	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 0	0 520	0 0
SFLA	975	1086	1088	1170	1047
Att/Det Gar Sqft	352	576	484	352	352
Prior Land	\$8,900				
Prior Total	\$70,300				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$10,000
Sale Date		4/20/2020	1/23/2020	9/11/2019	10/31/2019
Sale Price		\$140,000	\$129,900	\$125,300	\$126,500
Time Adj Sale Price		\$140,700	\$131,200	\$128,200	\$129,000
TADJSP/SQFT		\$129.56	\$120.59	\$109.57	\$123.21
Total Adj Factors	\$42,900	\$50,100	\$47,900	\$48,800	\$45,300
Adjusted Sale Price		\$133,500	\$126,200	\$122,300	\$126,600
Comparable Estimate	\$124,000 (\$127.18/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-8	113.48-5-17	113.62-5-11	113.47-4-2	113.70-5-17	113.62-5-21
Owner	Orlowski, Paul	Carrillo, Fausto E	Fuest, Lauren A	McCann, Andrew J	Samuel, Brittany	Rose-Lindquist, Molly K
Address	122 Standard Pkwy	141 Standard Pkwy	238 Cass Ave	72 Milsom Ave	157 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 102	50 x 102	50 x 124	75 x 102	55 x 119	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	1950 / 0	1956 / 0	1950 / 0	1956 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	852	780	780	734	924	948
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 0	0 0
SFLA	1212	1170	1110	1086	1254	1278
Att/Det Gar Sqft	352	352	352	576	440	352
Prior Land	\$10,000					
Prior Total	\$77,000					
Comp Land Estimate	\$11,000	\$11,000	\$12,000	\$14,000	\$13,000	\$11,000
Sale Date		9/11/2019	6/16/2020	4/20/2020	10/16/2020	9/16/2020
Sale Price		\$125,300	\$161,519	\$140,000	\$115,000	\$139,000
Time Adj Sale Price		\$128,200	\$161,800	\$140,700	\$115,000	\$139,000
TADJSP/SQFT		\$109.57	\$145.77	\$129.56	\$91.71	\$108.76
Total Adj Factors	\$49,000	\$48,800	\$48,500	\$50,100	\$54,400	\$53,600
Adjusted Sale Price		\$128,400	\$162,300	\$139,600	\$109,600	\$134,400
Comparable Estimate	\$135,000 (\$111.39/SFLA)					



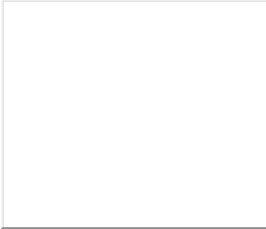
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-5-13	113.55-5-9	113.48-5-17	113.63-2-26	113.55-4-6	113.47-4-2
Owner	Hebert, Nicholas W	Siracuse, Lisa K	Carrillo, Fausto E	Ras, Benita L	Sevier, Joshua N	McCann, Andrew J
Address	125 Standard Pkwy	81 Girard Ave	141 Standard Pkwy	181 Garland Ave	76 Girard Ave	72 Milsom Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 102	63 x 108	50 x 102	55 x 124	51 x 108	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1950 / 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 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	4	3	3	3	3	4
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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	780	912	780	1044	933	734
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 520	0 0	0 0	0 0
SFLA	1365	1346	1170	1374	1383	1086
Att/Det Gar Sqft	280	336	352	384	400	576
Prior Land	\$10,000					
Prior Total	\$85,000					
Comp Land Estimate	\$11,000	\$13,000	\$11,000	\$13,000	\$12,000	\$14,000
Sale Date		1/3/2020	9/11/2019	4/24/2020	5/31/2018	4/20/2020
Sale Price		\$155,217	\$125,300	\$132,100	\$115,000	\$140,000
Time Adj Sale Price		\$156,800	\$128,200	\$132,800	\$126,400	\$140,700
TADJSP/SQFT		\$116.49	\$109.57	\$96.65	\$91.40	\$129.56
Total Adj Factors	\$56,100	\$58,200	\$48,800	\$53,700	\$57,600	\$50,100
Adjusted Sale Price		\$154,700	\$135,500	\$135,200	\$124,900	\$146,700
Comparable Estimate	\$139,000 (\$101.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-7	113.47-4-2	113.62-5-11	113.48-5-17	113.47-3-16
Owner	Podniesinski, Edward P	McCann, Andrew J	Fuest, Lauren A	Carrillo, Fausto E	DeSilva, Justin K
Address	126 Standard Pkwy	72 Milsom Ave	238 Cass Ave	141 Standard Pkwy	161 Kennedy Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 102	50 x 124	50 x 102	51 x 102
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1950 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	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
1st Sty Area	750	734	780	780	736
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 520	0 0
SFLA	1125	1086	1110	1170	1088
Att/Det Gar Sqft	308	576	352	352	484
Prior Land	\$8,900				
Prior Total	\$76,900				
Comp Land Estimate	\$11,000	\$14,000	\$12,000	\$11,000	\$11,000
Sale Date		4/20/2020	6/16/2020	9/11/2019	1/23/2020
Sale Price		\$140,000	\$161,519	\$125,300	\$129,900
Time Adj Sale Price		\$140,700	\$161,800	\$128,200	\$131,200
TADJSP/SQFT		\$129.56	\$145.77	\$109.57	\$120.59
Total Adj Factors	\$46,100	\$50,100	\$48,500	\$48,800	\$47,900
Adjusted Sale Price		\$136,700	\$159,400	\$125,500	\$129,400
Comparable Estimate	\$134,000 (\$119.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-14	113.55-5-9	113.63-2-16	113.48-5-17	113.55-2-15
Owner	Weitzel, David W	Siracuse, Lisa K	Bowers, Amanda E	Carrillo, Fausto E	Leyden, Catherine A
Address	129 Standard Pkwy	81 Girard Ave	174 Bright St	141 Standard Pkwy	61 Peoria Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	63 x 108	50 x 124	50 x 102	60 x 108
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1950 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	912	1020	780	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 520	0 0
SFLA	1545	1346	1515	1170	1411
Att/Det Gar Sqft	352	336	320	352	484
Prior Land	\$10,000				
Prior Total	\$85,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$11,000	\$13,000
Sale Date		1/3/2020	7/1/2019	9/11/2019	6/26/2018
Sale Price		\$155,217	\$132,500	\$125,300	\$148,000
Time Adj Sale Price		\$156,800	\$136,500	\$128,200	\$161,800
TADJSP/SQFT		\$116.49	\$90.10	\$109.57	\$114.67
Total Adj Factors	\$61,500	\$58,200	\$62,500	\$48,800	\$53,700
Adjusted Sale Price		\$160,100	\$135,500	\$140,900	\$169,600
Comparable Estimate	\$145,000 (\$93.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-6	113.48-5-17	113.47-4-2	113.62-5-11	113.47-3-16
Owner	Niedziela Robert F	Carrillo, Fausto E	McCann, Andrew J	Fuest, Lauren A	DeSilva, Justin K
Address	130 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	238 Cass Ave	161 Kennedy Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	75 x 102	50 x 124	51 x 102
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1956 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	780	734	780	736
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 0
SFLA	1170	1170	1086	1110	1088
Att/Det Gar Sqft		352	576	352	484
Prior Land	\$10,000				
Prior Total	\$67,000				
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$12,000	\$11,000
Sale Date		9/11/2019	4/20/2020	6/16/2020	1/23/2020
Sale Price		\$125,300	\$140,000	\$161,519	\$129,900
Time Adj Sale Price		\$128,200	\$140,700	\$161,800	\$131,200
TADJSP/SQFT		\$109.57	\$129.56	\$145.77	\$120.59
Total Adj Factors	\$45,800	\$48,800	\$50,100	\$48,500	\$50,400
Adjusted Sale Price		\$125,200	\$136,400	\$159,100	\$129,100
Comparable Estimate	\$134,000 (\$114.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-15	113.48-5-17	113.47-4-2	113.47-3-16	113.55-5-9
Owner	Smith, Christine Ann	Carrillo, Fausto E	McCann, Andrew J	DeSilva, Justin K	Siracuse, Lisa K
Address	133 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	75 x 102	51 x 102	63 x 108
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	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
1st Sty Area	780	780	734	736	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 0
SFLA	1170	1170	1086	1088	1346
Att/Det Gar Sqft	352	352	576	484	336
Prior Land	\$8,900				
Prior Total	\$72,900				
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$11,000	\$13,000
Sale Date		9/11/2019	4/20/2020	1/23/2020	1/3/2020
Sale Price		\$125,300	\$140,000	\$129,900	\$155,217
Time Adj Sale Price		\$128,200	\$140,700	\$131,200	\$156,800
TADJSP/SQFT		\$109.57	\$129.56	\$120.59	\$116.49
Total Adj Factors	\$47,800	\$48,800	\$50,100	\$47,900	\$58,200
Adjusted Sale Price		\$127,200	\$138,400	\$131,100	\$146,400
Comparable Estimate	\$132,000 (\$112.82/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-5	113.63-2-18	113.71-4-10	113.47-4-2	113.56-6-2	113.70-1-25
Owner	Walters, Ronald D	Lelonek, Justin	Henninger, Adam M	McCann, Andrew J	Dutkiewicz, Katie	Hare, Jennifer E
Address	134 Standard Pkwy	162 Bright St	94 Helen St	72 Milsom Ave	125 Columbus Ave	67 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 102	50 x 124	60 x 122	75 x 102	51 x 80	53 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	1949 / 0	1949 / 0	1956 / 0	1950 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt 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	660	840	734	752	660
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 0	0 0	0 0	0 0	0 0
SFLA	780	880	840	1086	977	660
Att/Det Gar Sqft	480	352	360	576	280	
Prior Land	\$8,900					
Prior Total	\$78,900					
Comp Land Estimate	\$11,000	\$12,000	\$14,000	\$14,000	\$10,000	\$12,000
Sale Date		5/20/2020	9/17/2019	4/20/2020	9/13/2018	10/19/2020
Sale Price		\$99,000	\$118,000	\$140,000	\$101,000	\$116,000
Time Adj Sale Price		\$99,300	\$120,800	\$140,700	\$108,600	\$116,000
TADJSP/SQFT		\$112.84	\$143.81	\$129.56	\$111.16	\$175.76
Total Adj Factors	\$39,200	\$40,900	\$41,700	\$50,100	\$40,800	\$30,700
Adjusted Sale Price		\$97,600	\$118,300	\$129,800	\$107,000	\$124,500
Comparable Estimate	\$115,000 (\$147.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-16	113.47-4-2	113.48-5-17	113.47-3-16	113.55-3-1
Owner	Hickman, Robert H	McCann, Andrew J	Carrillo, Fausto E	Hickman, Robert H	Jank, Anna J
Address	137 Standard Pkwy	72 Milsom Ave	141 Standard Pkwy	137 Standard Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 102	50 x 102	51 x 102	50 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	750	734	780	750	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 520	0 375	0 0
SFLA	1125	1086	1170	1125	1047
Att/Det Gar Sqft	336	576	352	336	352
Prior Land	\$8,900				
Prior Total	\$77,600				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$11,000
Sale Date		4/20/2020	9/11/2019	9/28/2018	1/23/2020
Sale Price		\$140,000	\$125,300	\$107,500	\$129,900
Time Adj Sale Price		\$140,700	\$128,200	\$115,600	\$131,200
TADJSP/SQFT		\$129.56	\$109.57	\$102.76	\$120.59
Total Adj Factors	\$47,100	\$50,100	\$48,800	\$47,100	\$45,300
Adjusted Sale Price		\$137,700	\$126,500	\$115,600	\$130,800
Comparable Estimate	\$128,000 (\$113.78/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-4	113.63-2-16	113.63-3-4	113.55-5-9	113.63-2-26	113.61-5-12
Owner	McMullen, Lucille D	Bowers, Amanda E	Kenney, Emily D	Siracuse, Lisa K	Ras, Benita L	Whitaker, Carrie L
Address	138 Standard Pkwy	174 Bright St	225 Bright St	81 Girard 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 102	50 x 124	45 x 123	63 x 108	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	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1948 / 0	1955 / 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 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	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	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	780	1020	953	912	1044	1050
2nd Sty Area	780	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 0	0 470
SFLA	1560	1515	1667	1346	1374	1526
Att/Det Gar Sqft		384	320	484	336	384
Prior Land	\$8,900					
Prior Total	\$86,100					
Comp Land Estimate	\$11,000	\$12,000	\$11,000	\$13,000	\$13,000	\$13,000
Sale Date		7/1/2019	9/30/2019	1/3/2020	4/24/2020	11/6/2019
Sale Price		\$132,500	\$121,000	\$155,217	\$132,100	\$129,900
Time Adj Sale Price		\$136,500	\$123,800	\$156,800	\$132,800	\$132,100
TADJSP/SQFT		\$90.10	\$74.27	\$116.49	\$96.65	\$86.57
Total Adj Factors	\$60,700	\$62,500	\$66,800	\$58,200	\$53,700	\$65,900
Adjusted Sale Price		\$134,700	\$117,700	\$159,300	\$139,800	\$126,900
Comparable Estimate	\$136,000 (\$87.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-17	113.48-5-17	113.47-3-16	113.48-5-16	113.55-5-9
Owner	Carrillo, Fausto E	Carrillo, Fausto E	McCann, Andrew J	DeSilva, Justin K	Hickman, Robert H
Address	141 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	137 Standard Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	75 x 102	51 x 102	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	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
1st Sty Area	780	780	734	736	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 520	0 0	0 0	0 375
SFLA	1170	1170	1086	1088	1125
Att/Det Gar Sqft	352	352	576	484	336
Prior Land	\$8,900				
Prior Total	\$79,000				
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		9/11/2019	4/20/2020	1/23/2020	9/28/2018
Sale Price		\$125,300	\$140,000	\$129,900	\$107,500
Time Adj Sale Price		\$128,200	\$140,700	\$131,200	\$115,600
TADJSP/SQFT		\$109.57	\$129.56	\$120.59	\$102.76
Total Adj Factors	\$48,800	\$48,800	\$50,100	\$47,900	\$58,200
Adjusted Sale Price		\$128,200	\$139,400	\$132,100	\$117,300
Comparable Estimate	\$133,000 (\$113.68/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-3	113.48-5-17	113.47-4-2	113.62-5-11	113.47-3-16	113.48-5-16
Owner	Gallman, Aaron	Carrillo, Fausto E	McCann, Andrew J	Fuest, Lauren A	DeSilva, Justin K	Hickman, Robert H
Address	142 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	238 Cass Ave	161 Kennedy Rd	137 Standard 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 102	50 x 102	75 x 102	50 x 124	51 x 102	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1956 / 0	1956 / 0	1950 / 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 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	1.5	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 / 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	734	780	736	750
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 0	0 375
SFLA	1170	1170	1086	1110	1088	1125
Att/Det Gar Sqft	264	352	576	352	484	336
Prior Land	\$8,900					
Prior Total	\$77,400					
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$12,000	\$11,000	\$11,000
Sale Date		9/11/2019	4/20/2020	6/16/2020	1/23/2020	9/28/2018
Sale Price		\$125,300	\$140,000	\$161,519	\$129,900	\$107,500
Time Adj Sale Price		\$128,200	\$140,700	\$161,800	\$131,200	\$115,600
TADJSP/SQFT		\$109.57	\$129.56	\$145.77	\$120.59	\$102.76
Total Adj Factors	\$48,200	\$48,800	\$50,100	\$48,500	\$47,900	\$47,100
Adjusted Sale Price		\$127,600	\$138,800	\$161,500	\$131,500	\$116,700
Comparable Estimate	\$135,000 (\$115.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-18	113.47-4-2	113.47-3-16	113.48-5-17	113.48-5-16
Owner	Cialone, Donald P	McCann, Andrew J	DeSilva, Justin K	Carrillo, Fausto E	Hickman, Robert H
Address	145 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	141 Standard Pkwy	137 Standard Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	75 x 102	51 x 102	50 x 102	50 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3
Bedrooms	2	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	734	736	780	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 520	0 375
SFLA	1080	1086	1088	1170	1125
Att/Det Gar Sqft	352	576	484	352	336
Prior Land	\$8,900				
Prior Total	\$75,000				
Comp Land Estimate	\$11,000	\$14,000	\$11,000	\$11,000	\$11,000
Sale Date		4/20/2020	1/23/2020	9/11/2019	9/28/2018
Sale Price		\$140,000	\$129,900	\$125,300	\$107,500
Time Adj Sale Price		\$140,700	\$131,200	\$128,200	\$115,600
TADJSP/SQFT		\$129.56	\$120.59	\$109.57	\$102.76
Total Adj Factors	\$45,200	\$50,100	\$47,900	\$48,800	\$47,100
Adjusted Sale Price		\$135,800	\$128,500	\$124,600	\$113,700
Comparable Estimate	\$126,000 (\$116.67/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-6-2	113.63-2-26	113.55-5-9	113.62-5-21	113.48-5-17	113.70-5-17
Owner	Grelewicz, Robert A	Ras, Benita L	Siracuse, Lisa K	Rose-Lindquist, Molly K	Carrillo, Fausto E	Samuel, Brittany
Address	146 Standard Pkwy	181 Garland Ave	81 Girard Ave	221 Aris Ave	141 Standard Pkwy	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	50 x 102	55 x 124	63 x 108	51 x 98	50 x 102	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	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1955 / 0	1952 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1.7	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 / 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	780	1044	912	948	780	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 520	0 0
SFLA	1365	1374	1346	1278	1170	1254
Att/Det Gar Sqft	528	384	336	352	352	440
Prior Land	\$8,900					
Prior Total	\$82,700					
Comp Land Estimate	\$11,000	\$13,000	\$13,000	\$11,000	\$11,000	\$13,000
Sale Date		4/24/2020	1/3/2020	9/16/2020	9/11/2019	10/16/2020
Sale Price		\$132,100	\$155,217	\$139,000	\$125,300	\$115,000
Time Adj Sale Price		\$132,800	\$156,800	\$139,000	\$128,200	\$115,000
TADJSP/SQFT		\$96.65	\$116.49	\$108.76	\$109.57	\$91.71
Total Adj Factors	\$55,100	\$53,700	\$58,200	\$53,600	\$48,800	\$54,400
Adjusted Sale Price		\$134,200	\$153,700	\$140,500	\$134,500	\$115,700
Comparable Estimate	\$136,000 (\$99.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-19	113.48-5-17	113.47-4-2	113.47-3-16	113.55-5-9
Owner	Rusek, Peter	Carrillo, Fausto E	McCann, Andrew J	DeSilva, Justin K	Hickman, Robert H
Address	149 Standard Pkwy	141 Standard Pkwy	72 Milsom Ave	161 Kennedy Rd	137 Standard Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	75 x 102	51 x 102	50 x 102
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	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
1st Sty Area	780	780	734	736	750
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 520	0 0	0 0	0 0
SFLA	1170	1170	1086	1088	1125
Att/Det Gar Sqft	352	352	576	484	336
Prior Land	\$8,900				
Prior Total	\$78,900				
Comp Land Estimate	\$11,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		9/11/2019	4/20/2020	1/23/2020	9/28/2018
Sale Price		\$125,300	\$140,000	\$129,900	\$107,500
Time Adj Sale Price		\$128,200	\$140,700	\$131,200	\$115,600
TADJSP/SQFT		\$109.57	\$129.56	\$120.59	\$102.76
Total Adj Factors	\$48,600	\$48,800	\$50,100	\$47,900	\$58,200
Adjusted Sale Price		\$128,000	\$139,200	\$131,900	\$117,100
Comparable Estimate	\$133,000 (\$113.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-6-1	113.48-5-17	113.70-5-17	113.62-5-21	113.47-4-2
Owner	Martin, Frank R III	Carrillo, Fausto E	Samuel, Brittany	Rose-Lindquist, Molly K	McCann, Andrew J
Address	150 Standard Pkwy	141 Standard Pkwy	157 Aris Ave	221 Aris Ave	72 Milsom Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	55 x 119	51 x 98	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1956 / 0	1950 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	852	780	924	948	734
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 520	0 0	0 0	0 0
SFLA	1242	1170	1254	1278	1086
Att/Det Gar Sqft	384	352	440	352	576
Prior Land	\$10,000				
Prior Total	\$82,000				
Comp Land Estimate	\$11,000	\$11,000	\$13,000	\$11,000	\$14,000
Sale Date		9/11/2019	10/16/2020	9/16/2020	4/20/2020
Sale Price		\$125,300	\$115,000	\$139,000	\$140,000
Time Adj Sale Price		\$128,200	\$115,000	\$139,000	\$140,700
TADJSP/SQFT		\$109.57	\$91.71	\$108.76	\$129.56
Total Adj Factors	\$50,200	\$48,800	\$54,400	\$53,600	\$50,100
Adjusted Sale Price		\$129,600	\$110,800	\$135,600	\$140,800
Comparable Estimate	\$133,000 (\$107.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-8	113.48-1-5	113.40-1-2	113.40-2-14	113.48-6-19
Owner	Nowaczewski, Robert A	Harp, Sarah C	Doromal, Rodolfo	Chislett, Kenneth R	Conners, Samantha R
Address	160 Standard Pkwy	94 Patricia Ln	134 Patricia Ln	131 Patricia Ln	131 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 102	51 x 102	52 x 102	51 x 102	75 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1377	1200	1120	1120	1270
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	0 560	0 644	0 0
SFLA	1377	1200	1120	1120	1270
Att/Det Gar Sqft	462	352	308	308	352
Prior Land	\$12,300				
Prior Total	\$103,000				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		11/6/2019	9/28/2020	11/18/2019	8/30/2018
Sale Price		\$150,000	\$158,000	\$132,500	\$125,000
Time Adj Sale Price		\$152,500	\$158,000	\$134,700	\$135,100
TADJSP/SQFT		\$127.08	\$141.07	\$120.27	\$106.38
Total Adj Factors	\$70,700	\$64,100	\$59,700	\$56,900	\$63,300
Adjusted Sale Price		\$159,100	\$169,000	\$148,500	\$142,500
Comparable Estimate	\$156,000 (\$113.29/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-7	113.40-1-2	113.48-7-3	113.40-2-14	113.56-6-6
Owner	Kaier, Jarod	Doromal, Rodolfo	Whitton, Kevin T	Chislett, Kenneth R	Dick, Brendon R
Address	164 Standard Pkwy	134 Patricia Ln	122 St Felix Ave	131 Patricia Ln	176 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	52 x 102	51 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1965 / 0	1966 / 0	1963 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1120	960	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 560	0 0	0 644	0 0
SFLA	984	1120	960	1120	1120
Att/Det Gar Sqft	440	308	280	308	308
Prior Land	\$9,400				
Prior Total	\$84,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	6/10/2019	11/18/2019	10/19/2018
Sale Price		\$158,000	\$120,000	\$132,500	\$125,000
Time Adj Sale Price		\$158,000	\$124,000	\$134,700	\$133,600
TADJSP/SQFT		\$141.07	\$129.17	\$120.27	\$139.17
Total Adj Factors	\$43,300	\$59,700	\$49,700	\$56,900	\$55,500
Adjusted Sale Price		\$141,600	\$117,600	\$121,100	\$132,800
Comparable Estimate	\$128,000 (\$130.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-6	113.40-1-2	113.40-2-14	113.48-7-3	113.56-6-6
Owner	Franklin, Kenneth J	Doromal, Rodolfo	Chislett, Kenneth R	Whitton, Kevin T	Dick, Brendon R
Address	168 Standard Pkwy	134 Patricia Ln	131 Patricia Ln	122 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	52 x 102	51 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1025	1120	1120	960	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 0	0 0
SFLA	1025	1120	1120	960	1120
Att/Det Gar Sqft	352	308	308	280	308
Prior Land	\$10,200				
Prior Total	\$91,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	6/10/2019	7/2/2020
Sale Price		\$158,000	\$132,500	\$120,000	\$145,000
Time Adj Sale Price		\$158,000	\$134,700	\$124,000	\$145,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.17	\$129.46
Total Adj Factors	\$53,300	\$59,700	\$56,900	\$49,700	\$55,500
Adjusted Sale Price		\$151,600	\$131,100	\$127,600	\$142,800
Comparable Estimate	\$136,000 (\$132.68/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-5	113.48-7-3	113.40-1-2	113.40-2-7	113.40-2-14	113.47-1-7
Owner	Rusek, Leonard F Jr	Whitton, Kevin T	Doromal, Rodolfo	Wolski, Matthew	Chislett, Kenneth R	King, Nicholas D
Address	172 Standard Pkwy	122 St Felix Ave	134 Patricia Ln	176 St Felix Ave	131 Patricia Ln	192 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	52 x 102	51 x 102	52 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / 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	960	960	1120	960	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 532	0 644	0 0
SFLA	960	960	1120	960	1120	960
Att/Det Gar Sqft	280	280	308	480	308	
Prior Land	\$10,200					
Prior Total	\$85,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		6/10/2019	9/28/2020	10/19/2018	11/18/2019	8/31/2020
Sale Price		\$120,000	\$158,000	\$125,000	\$132,500	\$145,000
Time Adj Sale Price		\$124,000	\$158,000	\$133,600	\$134,700	\$145,000
TADJSP/SQFT		\$129.17	\$141.07	\$139.17	\$120.27	\$151.04
Total Adj Factors	\$47,700	\$49,700	\$59,700	\$50,200	\$56,900	\$48,100
Adjusted Sale Price		\$122,000	\$146,000	\$131,100	\$125,500	\$144,600
Comparable Estimate	\$134,000 (\$139.58/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-4	113.42-6-22	113.63-3-4	113.40-1-2	113.48-1-5	113.55-5-9
Owner	Minorczyk, Kenneth W	Shepard, Joseph	Kenney, Emily D	Doromal, Rodolfo	Harp, Sarah C	Siracuse, Lisa K
Address	176 Standard Pkwy	64 Fairelm Ln	225 Bright St	134 Patricia Ln	94 Patricia Ln	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	122	120	120	120	120
School Code	143009	143001	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 102	53 x 100	45 x 123	52 x 102	51 x 102	63 x 108
Building Style	14 other	14 Unknown	04 Cape cod	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1966 / 0	1948 / 0	1967 / 0	1965 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.0	1.0	1.5
Bedrooms	3	6	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1336	953	1120	1200	912
2nd Sty Area	625	704	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	0 352	0 560	0 1200	0 0
SFLA	1650	2040	1667	1120	1200	1346
Att/Det Gar Sqft	308	308	484	308	352	336
Prior Land	\$10,200					
Prior Total	\$95,000					
Comp Land Estimate	\$11,000	\$15,700	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		5/11/2020	9/30/2019	9/28/2020	11/6/2019	1/3/2020
Sale Price		\$175,000	\$121,000	\$158,000	\$150,000	\$155,217
Time Adj Sale Price		\$175,600	\$123,800	\$158,000	\$152,500	\$156,800
TADJSP/SQFT		\$86.08	\$74.27	\$141.07	\$127.08	\$116.49
Total Adj Factors	\$85,700	\$107,300	\$66,800	\$59,700	\$64,100	\$58,200
Adjusted Sale Price		\$154,000	\$142,700	\$184,000	\$174,100	\$184,300
Comparable Estimate	\$168,000 (\$101.82/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-3	113.48-7-3	113.40-1-2	113.40-2-7	113.40-2-14	113.47-1-7
Owner	Johnson, Kyle M	Whitton, Kevin T	Doromal, Rodolfo	Wolski, Matthew	Chislett, Kenneth R	King, Nicholas D
Address	180 Standard Pkwy	122 St Felix Ave	134 Patricia Ln	176 St Felix Ave	131 Patricia Ln	192 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	52 x 102	51 x 102	52 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 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	960	960	1120	960	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 560	0 532	0 644	0 0
SFLA	960	960	1120	960	1120	960
Att/Det Gar Sqft	308	280	308	480	308	
Prior Land	\$9,400					
Prior Total	\$83,100					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		6/10/2019	9/28/2020	10/19/2018	11/18/2019	8/31/2020
Sale Price		\$120,000	\$158,000	\$125,000	\$132,500	\$145,000
Time Adj Sale Price		\$124,000	\$158,000	\$133,600	\$134,700	\$145,000
TADJSP/SQFT		\$129.17	\$141.07	\$139.17	\$120.27	\$151.04
Total Adj Factors	\$49,500	\$49,700	\$59,700	\$50,200	\$56,900	\$48,100
Adjusted Sale Price		\$123,800	\$147,800	\$132,900	\$127,300	\$146,400
Comparable Estimate	\$136,000 (\$141.67/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-3-2	113.48-7-3	113.40-1-2	113.40-2-7	113.40-2-14	113.47-1-7
Owner	Gutowski, Bernard	Whitton, Kevin T	Doromal, Rodolfo	Wolski, Matthew	Chislett, Kenneth R	King, Nicholas D
Address	184 Standard Pkwy	122 St Felix Ave	134 Patricia Ln	176 St Felix Ave	131 Patricia Ln	192 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	53 x 102	51 x 102	52 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1966 / 0	1966 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	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 / 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	960	960	1120	960	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 532	0 644	0 0
SFLA	960	960	1120	960	1120	960
Att/Det Gar Sqft	308	280	308	480	308	
Prior Land	\$10,300					
Prior Total	\$86,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		6/10/2019	9/28/2020	10/19/2018	11/18/2019	8/31/2020
Sale Price		\$120,000	\$158,000	\$125,000	\$132,500	\$145,000
Time Adj Sale Price		\$124,000	\$158,000	\$133,600	\$134,700	\$145,000
TADJSP/SQFT		\$129.17	\$141.07	\$139.17	\$120.27	\$151.04
Total Adj Factors	\$48,000	\$49,700	\$59,700	\$50,200	\$56,900	\$48,100
Adjusted Sale Price		\$122,300	\$146,300	\$131,400	\$125,800	\$144,900
Comparable Estimate	\$134,000 (\$139.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-3-1	113.48-7-3	113.40-1-2	113.40-2-7	113.47-1-7
Owner	Gaffney Jeffrey & W	Whitton, Kevin T	Doromal, Rodolfo	Wolski, Matthew	Chislett, Kenneth R
Address	188 Standard Pkwy	122 St Felix Ave	134 Patricia Ln	176 St Felix Ave	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	51 x 102	52 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1967 / 0	1966 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	960	1120	960	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 532	0 0
SFLA	960	960	1120	960	1120
Att/Det Gar Sqft	308	280	308	480	308
Prior Land	\$10,300				
Prior Total	\$86,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		6/10/2019	9/28/2020	10/19/2018	11/18/2019
Sale Price		\$120,000	\$158,000	\$125,000	\$132,500
Time Adj Sale Price		\$124,000	\$158,000	\$133,600	\$134,700
TADJSP/SQFT		\$129.17	\$141.07	\$139.17	\$120.27
Total Adj Factors	\$48,000	\$49,700	\$59,700	\$50,200	\$56,900
Adjusted Sale Price		\$122,300	\$146,300	\$131,400	\$125,800
Comparable Estimate	\$134,000 (\$139.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.40-3-12	113.40-1-2	113.48-7-3	113.40-2-7	113.40-2-14	113.47-1-7
Owner	Uzar, Kyle D	Doromal, Rodolfo	Whitton, Kevin T	Wolski, Matthew	Chislett, Kenneth R	King, Nicholas D
Address	192 Standard Pkwy	134 Patricia Ln	122 St Felix Ave	176 St Felix Ave	131 Patricia Ln	192 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	53 x 102	52 x 102	51 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1965 / 0	1966 / 0	1966 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1120	960	960	1120	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 532	0 644	0 0
SFLA	960	1120	960	960	1120	960
Att/Det Gar Sqft	330	308	280	480	308	
Prior Land	\$10,300					
Prior Total	\$86,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		9/28/2020	6/10/2019	10/19/2018	11/18/2019	8/31/2020
Sale Price		\$158,000	\$120,000	\$125,000	\$132,500	\$145,000
Time Adj Sale Price		\$158,000	\$124,000	\$133,600	\$134,700	\$145,000
TADJSP/SQFT		\$141.07	\$129.17	\$139.17	\$120.27	\$151.04
Total Adj Factors	\$47,900	\$59,700	\$49,700	\$50,200	\$56,900	\$48,100
Adjusted Sale Price		\$146,200	\$122,200	\$131,300	\$125,700	\$144,800
Comparable Estimate	\$134,000 (\$139.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-11	113.40-1-2	113.48-7-3	113.40-2-7	113.47-1-7
Owner	Uzar, David R	Doromal, Rodolfo	Whitton, Kevin T	Wolski, Matthew	Chislett, Kenneth R
Address	196 Standard Pkwy	134 Patricia Ln	122 St Felix Ave	176 St Felix Ave	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	52 x 102	51 x 102	51 x 102	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1965 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	1120	960	960	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 532	0 644
SFLA	960	1120	960	960	1120
Att/Det Gar Sqft	400	308	280	480	308
Prior Land	\$9,500				
Prior Total	\$84,400				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		9/28/2020	6/10/2019	10/19/2018	11/18/2019
Sale Price		\$158,000	\$120,000	\$125,000	\$132,500
Time Adj Sale Price		\$158,000	\$124,000	\$133,600	\$134,700
TADJSP/SQFT		\$141.07	\$129.17	\$139.17	\$120.27
Total Adj Factors	\$50,500	\$59,700	\$49,700	\$50,200	\$56,900
Adjusted Sale Price		\$148,800	\$124,800	\$133,900	\$128,300
Comparable Estimate	\$137,000 (\$142.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-10	113.40-1-2	113.40-2-14	113.56-6-6	113.48-2-16
Owner	Lynch, John H	Doromal, Rodolfo	Chislett, Kenneth R	Dick, Brendon R	Gressieg, Samantha Le
Address	200 Standard Pkwy	134 Patricia Ln	131 Patricia Ln	38 Starlite Ave	111 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	52 x 102	51 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1050	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 560	0 644	0 0	0 0
SFLA	1050	1120	1120	1120	1120
Att/Det Gar Sqft	576	308	308	220	352
Prior Land	\$10,300				
Prior Total	\$96,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	7/2/2020	4/10/2019
Sale Price		\$158,000	\$132,500	\$145,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$145,000	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$129.46	\$114.29
Total Adj Factors	\$59,600	\$59,700	\$56,900	\$55,500	\$53,600
Adjusted Sale Price		\$157,900	\$137,400	\$149,100	\$134,000
Comparable Estimate	\$143,000 (\$136.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.40-3-1.12	113.40-1-2	113.40-2-14	113.48-1-5	113.48-2-16
Owner	Babatah, LLC	Doromal, Rodolfo	Chislett, Kenneth R	Harp, Sarah C	Gressieg, Samantha Le
Address	224 Standard Pkwy	134 Patricia Ln	131 Patricia Ln	94 Patricia Ln	111 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	254 x 108	52 x 102	51 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1965 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1120	1120	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 644	0 1200	0 0
SFLA	1176	1120	1120	1200	1120
Att/Det Gar Sqft	576	308	308	352	308
Prior Land	\$26,600				
Prior Total	\$83,000				
Comp Land Estimate	\$27,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	11/18/2019	11/6/2019	4/10/2019
Sale Price		\$158,000	\$132,500	\$150,000	\$123,000
Time Adj Sale Price		\$158,000	\$134,700	\$152,500	\$128,000
TADJSP/SQFT		\$141.07	\$120.27	\$127.08	\$114.29
Total Adj Factors	\$64,100	\$59,700	\$56,900	\$64,100	\$53,600
Adjusted Sale Price		\$162,400	\$141,900	\$152,500	\$138,500
Comparable Estimate	\$150,000 (\$127.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-12	113.56-6-6	113.40-1-2	113.56-7-29	113.56-6-5
Owner	Walczak, Cynthia L	Dick, Brendon R	Doromal, Rodolfo	Geyer, Craig	Ryshkus, Eugene J
Address	14 Starlite Ave	38 Starlite Ave	134 Patricia Ln	57 St Felix Ave	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	52 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1152	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 1000	0 644
SFLA	1152	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	440	308
Prior Land	\$8,900				
Prior Total	\$86,500				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	10/2/2020	8/14/2019
Sale Price		\$145,000	\$158,000	\$162,000	\$163,000
Time Adj Sale Price		\$145,000	\$158,000	\$162,000	\$167,400
TADJSP/SQFT		\$129.46	\$141.07	\$137.76	\$149.46
Total Adj Factors	\$56,000	\$55,500	\$59,700	\$61,600	\$55,600
Adjusted Sale Price		\$145,500	\$154,300	\$156,400	\$167,800
Comparable Estimate	\$152,000 (\$131.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-16	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Swiriduk, Richard A	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	15 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 109	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	440	308	308	440	352
Prior Land	\$10,800				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$55,000	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$144,500	\$166,800	\$155,400	\$134,200
Comparable Estimate	\$146,000 (\$130.36/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-11	113.56-6-6	113.48-7-3	113.56-6-5	113.56-7-29
Owner	Mydlarz, Michael	Dick, Brendon R	Whitton, Kevin T	Ryshkus, Eugene J	Geyer, Craig
Address	18 Starlite Ave	38 Starlite Ave	122 St Felix Ave	42 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	51 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	1120	960	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	960	1120	960	1120	1176
Att/Det Gar Sqft	308	308	280	308	440
Prior Land	\$8,900				
Prior Total	\$84,400				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	8/14/2019	10/2/2020
Sale Price		\$145,000	\$120,000	\$163,000	\$162,000
Time Adj Sale Price		\$145,000	\$124,000	\$167,400	\$162,000
TADJSP/SQFT		\$129.46	\$129.17	\$149.46	\$137.76
Total Adj Factors	\$49,000	\$55,500	\$49,700	\$55,600	\$61,600
Adjusted Sale Price		\$138,500	\$123,300	\$160,800	\$149,400
Comparable Estimate	\$140,000 (\$145.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-15	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Stachowiak, Andrew J	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	19 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 110	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	400	308	308	440	352
Prior Land	\$10,800				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$56,000	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$145,500	\$167,800	\$156,400	\$135,200
Comparable Estimate	\$147,000 (\$131.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-10	113.56-6-6	113.48-7-3	113.56-6-5	113.56-7-29
Owner	Matyjakowski, Bonnie L	Dick, Brendon R	Whitton, Kevin T	Ryshkus, Eugene J	Geyer, Craig
Address	22 Starlite Ave	38 Starlite Ave	122 St Felix Ave	42 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	51 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	1120	960	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 0	0 0	0 1000
SFLA	960	1120	960	1120	1176
Att/Det Gar Sqft	308	308	280	308	440
Prior Land	\$10,000				
Prior Total	\$87,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	8/14/2019	10/2/2020
Sale Price		\$145,000	\$120,000	\$163,000	\$162,000
Time Adj Sale Price		\$145,000	\$124,000	\$167,400	\$162,000
TADJSP/SQFT		\$129.46	\$129.17	\$149.46	\$137.76
Total Adj Factors	\$50,200	\$55,500	\$49,700	\$55,600	\$61,600
Adjusted Sale Price		\$139,700	\$124,500	\$162,000	\$150,600
Comparable Estimate	\$141,000 (\$146.88/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-14	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Broad, Barbara A	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	23 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 110	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 500
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	440	352
Prior Land	\$10,800				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$56,900	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$146,400	\$168,700	\$157,300	\$136,100
Comparable Estimate	\$148,000 (\$132.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-9	113.56-6-6	113.48-7-3	113.56-6-5	113.56-7-29
Owner	Puchalski Mildred	Dick, Brendon R	Whitton, Kevin T	Ryshkus, Eugene J	Geyer, Craig
Address	26 Starlite Ave	38 Starlite Ave	122 St Felix Ave	42 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	51 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1965 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	960	1120	960	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	960	1120	960	1120	1176
Att/Det Gar Sqft	308	308	280	308	440
Prior Land	\$8,900				
Prior Total	\$85,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	8/14/2019	10/2/2020
Sale Price		\$145,000	\$120,000	\$163,000	\$162,000
Time Adj Sale Price		\$145,000	\$124,000	\$167,400	\$162,000
TADJSP/SQFT		\$129.46	\$129.17	\$149.46	\$137.76
Total Adj Factors	\$49,700	\$55,500	\$49,700	\$55,600	\$61,600
Adjusted Sale Price		\$139,200	\$124,000	\$161,500	\$150,100
Comparable Estimate	\$141,000 (\$146.88/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-13	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Wisniewski, Paula A	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	27 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 111	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 1000	0 0
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	440	308	308	440	352
Prior Land	\$9,800				
Prior Total	\$90,600				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$58,200	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$147,700	\$170,000	\$158,600	\$137,400
Comparable Estimate	\$149,000 (\$133.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-8	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Sikora, Lynn M	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	30 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	440	352
Prior Land	\$10,000				
Prior Total	\$86,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$54,900	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$144,400	\$166,700	\$155,300	\$134,100
Comparable Estimate	\$146,000 (\$130.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-12	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Ziembiec, Francis J	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	31 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 111	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	440	308	308	440	352
Prior Land	\$10,800				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$57,300	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$146,800	\$169,100	\$157,700	\$136,500
Comparable Estimate	\$148,000 (\$132.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-7	113.56-6-6	113.56-7-29	113.47-4-13	113.55-9-3
Owner	Fisher, Craig M	Dick, Brendon R	Geyer, Craig	Hurley, Carolyn J	Ryshkus, Eugene J
Address	34 Starlite Ave	38 Starlite Ave	57 St Felix Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1963 / 0	1960 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1176	1120	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 0
SFLA	1120	1120	1176	1120	1124
Att/Det Gar Sqft	440	308	440	352	308
Prior Land	\$8,900				
Prior Total	\$84,200				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		7/2/2020	10/2/2020	10/21/2020	8/14/2019
Sale Price		\$145,000	\$162,000	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$162,000	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$137.76	\$120.54	\$149.46
Total Adj Factors	\$55,000	\$55,500	\$61,600	\$55,800	\$55,600
Adjusted Sale Price		\$144,500	\$155,400	\$134,200	\$166,800
Comparable Estimate	\$149,000 (\$133.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-11	113.56-6-6	113.56-7-29	113.56-6-5	113.56-5-11
Owner	Radis, Holly R	Dick, Brendon R	Geyer, Craig	Ryshkus, Eugene J	Radis, Holly R
Address	35 Starlite Ave	38 Starlite Ave	57 St Felix Ave	42 Starlite Ave	35 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 112	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1960 / 0	1963 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1152	1120	1176	1120	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 1000	0 0	0 500
SFLA	1152	1120	1176	1120	1152
Att/Det Gar Sqft	308	308	440	308	308
Prior Land	\$10,900				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	10/2/2020	8/14/2019	10/23/2018
Sale Price		\$145,000	\$162,000	\$163,000	\$124,000
Time Adj Sale Price		\$145,000	\$162,000	\$167,400	\$132,500
TADJSP/SQFT		\$129.46	\$137.76	\$149.46	\$115.02
Total Adj Factors	\$58,700	\$55,500	\$61,600	\$55,600	\$58,700
Adjusted Sale Price		\$148,200	\$159,100	\$170,500	\$132,500
Comparable Estimate	\$150,000 (\$130.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-6	113.56-6-6	113.56-6-5	113.47-4-13	113.40-1-2
Owner	Dick, Brendon R	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Doromal, Rodolfo
Address	38 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 560
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	440	308
Prior Land	\$8,900				
Prior Total	\$84,800				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	9/28/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$158,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$158,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$141.07
Total Adj Factors	\$55,500	\$55,500	\$55,600	\$61,600	\$59,700
Adjusted Sale Price		\$145,000	\$167,300	\$155,900	\$153,800
Comparable Estimate	\$151,000 (\$134.82/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-5-10	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13	113.56-5-11
Owner	Kory, John J	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J	Radis, Holly R
Address	39 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix Ave	147 Kennedy Rd	35 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	53 x 113	50 x 102	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1176	1120	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 256	0 0	0 0	0 1000	0 0	0 500
SFLA	1120	1120	1120	1176	1120	1152
Att/Det Gar Sqft	308	308	308	440	352	308
Prior Land	\$10,900					
Prior Total	\$90,000					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020	10/23/2018
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000	\$124,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000	\$132,500
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54	\$115.02
Total Adj Factors	\$57,000	\$55,500	\$55,600	\$61,600	\$55,800	\$58,700
Adjusted Sale Price		\$146,500	\$168,800	\$157,400	\$136,200	\$130,800
Comparable Estimate	\$148,000 (\$132.14/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-5	113.56-6-6	113.56-6-5	113.47-7-29	113.40-1-2
Owner	Ryshkus, Eugene J	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	42 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 560
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	440	352
Prior Land	\$10,000				
Prior Total	\$90,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$55,600	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$145,100	\$167,400	\$156,000	\$134,800
Comparable Estimate	\$151,000 (\$134.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-9	113.56-6-6	113.56-7-29	113.56-4-13	113.56-6-5
Owner	Hill, Alex R	Dick, Brendon R	Geyer, Craig	Hurley, Carolyn J	Ryshkus, Eugene J
Address	43 Starlite Ave	38 Starlite Ave	57 St Felix Ave	147 Kennedy Rd	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 113	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1960 / 0	1961 / 0	1963 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1176	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 500
SFLA	1120	1120	1176	1120	1120
Att/Det Gar Sqft	440	308	440	352	308
Prior Land	\$10,900				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	10/2/2020	10/21/2020	8/14/2019
Sale Price		\$145,000	\$162,000	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$162,000	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$137.76	\$120.54	\$149.46
Total Adj Factors	\$56,500	\$55,500	\$61,600	\$55,800	\$58,700
Adjusted Sale Price		\$146,000	\$156,900	\$135,700	\$168,300
Comparable Estimate	\$147,000 (\$131.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-4	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Bartos, Jeremy J	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	46 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 560
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft	378	308	308	440	308
Prior Land	\$8,900				
Prior Total	\$86,500				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$55,200	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$144,700	\$167,000	\$155,600	\$134,400
Comparable Estimate	\$151,000 (\$134.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-8.1	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Ross, Sean	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	47 Starlite Ave	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 114	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	2 Fair	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 560
SFLA	1120	1120	1120	1176	1120
Att/Det Gar Sqft		308	308	440	352
Prior Land	\$11,000				
Prior Total	\$78,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$42,500	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$132,000	\$154,300	\$142,900	\$121,700
Comparable Estimate	\$138,000 (\$123.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-7.1	113.56-6-6	113.56-7-29	113.56-6-5	113.48-1-5
Owner	Rokitka, Lawrence	Dick, Brendon R	Geyer, Craig	Ryshkus, Eugene J	Harp, Sarah C
Address	51 Starlite Ave	38 Starlite Ave	57 St Felix Ave	42 Starlite Ave	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 174	50 x 102	50 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1960 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1510	1120	1176	1120	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 1000	0 0	0 1200
SFLA	1510	1120	1176	1120	1200
Att/Det Gar Sqft	352	308	440	308	352
Prior Land	\$13,100				
Prior Total	\$108,000				
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		7/2/2020	10/2/2020	8/14/2019	11/6/2019
Sale Price		\$145,000	\$162,000	\$163,000	\$150,000
Time Adj Sale Price		\$145,000	\$162,000	\$167,400	\$152,500
TADJSP/SQFT		\$129.46	\$137.76	\$149.46	\$127.08
Total Adj Factors	\$74,100	\$55,500	\$61,600	\$55,600	\$64,100
Adjusted Sale Price		\$163,600	\$174,500	\$185,900	\$162,500
Comparable Estimate	\$166,000 (\$109.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-6	113.48-8-7	113.48-8-2	113.47-3-20	102.18-2-13
Owner	Jankowski, Irmgard E	Parker, Robert J	Williams, Duane	McGuire, Aubrey R	Leli, Susan
Address	55 Starlite Ave	50 Patricia Ln	70 Patricia Ln	177 Kennedy Rd	138 Lemoine Ave
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 115	50 x 102	51 x 102	52 x 102	60 x 110
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1957 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	5
Full/Half Baths	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
1st Sty Area	1208	858	858	832	1338
2nd Sty Area	0	858	858	832	980
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1817	1716	1716	1664	2591
Att/Det Gar Sqft	416	528			399
Prior Land	\$13,100				
Prior Total	\$87,000				
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		9/12/2019	6/20/2019	2/7/2020	9/23/2020
Sale Price		\$160,000	\$145,000	\$130,000	\$169,900
Time Adj Sale Price		\$163,800	\$149,900	\$131,100	\$169,900
TADJSP/SQFT		\$95.45	\$87.35	\$78.79	\$65.57
Total Adj Factors	\$67,500	\$65,300	\$58,300	\$57,000	\$91,500
Adjusted Sale Price		\$166,000	\$159,100	\$141,600	\$145,900
Comparable Estimate	\$153,000 (\$84.2/SFLA)				\$96,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-5	113.56-6-6	113.48-1-5	113.56-7-29	113.40-1-2
Owner	Tran, Tu T	Dick, Brendon R	Harp, Sarah C	Geyer, Craig	Doromal, Rodolfo
Address	63 Starlite Ave	38 Starlite Ave	94 Patricia Ln	57 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 116	50 x 102	51 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1965 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1528	1120	1200	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1200	0 1000	0 0
SFLA	1528	1120	1200	1176	1120
Att/Det Gar Sqft	462	308	352	440	308
Prior Land	\$11,800				
Prior Total	\$115,000				
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	11/6/2019	10/2/2020	9/28/2020
Sale Price		\$145,000	\$150,000	\$162,000	\$158,000
Time Adj Sale Price		\$145,000	\$152,500	\$162,000	\$158,000
TADJSP/SQFT		\$129.46	\$127.08	\$137.76	\$141.07
Total Adj Factors	\$77,600	\$55,500	\$64,100	\$61,600	\$59,700
Adjusted Sale Price		\$167,100	\$166,000	\$178,000	\$175,900
Comparable Estimate	\$175,000 (\$114.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-6-3	113.63-3-4	113.70-5-16	113.63-2-16	113.61-5-12
Owner	Mc Cowan, William P	Kenney, Emily D	Baker, Roger	Ras, Benita L	Whitaker, Carrie L
Address	66 Starlite Ave	225 Bright St	258 Parker St	174 Bright 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 102	45 x 123	50 x 120	50 x 124	55 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5
Bedrooms	2	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1524	953	1035	1020	1044
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 470
SFLA	1920	1667	1867	1515	1374
Att/Det Gar Sqft	440	484	765	320	384
Prior Land	\$12,700				
Prior Total	\$81,000				
Comp Land Estimate	\$14,000	\$11,000	\$12,000	\$12,000	\$13,000
Sale Date		9/30/2019	6/4/2018	7/1/2019	4/24/2020
Sale Price		\$121,000	\$138,000	\$132,500	\$132,100
Time Adj Sale Price		\$123,800	\$150,900	\$136,500	\$132,800
TADJSP/SQFT		\$74.27	\$80.82	\$90.10	\$96.65
Total Adj Factors	\$67,200	\$66,800	\$75,300	\$62,500	\$53,700
Adjusted Sale Price		\$124,200	\$142,800	\$141,200	\$146,300
Comparable Estimate	\$138,000 (\$71.88/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-5-4	113.56-6-6	113.56-7-29	113.48-1-5	113.56-6-5	113.48-6-19
Owner	Kwiatkowski, Patricia L	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Ryshkus, Eugene J	Conners, Samantha R
Address	69 Starlite Ave	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	42 Starlite Ave	131 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	75 x 116	50 x 102	50 x 102	51 x 102	50 x 102	75 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1960 / 0	1965 / 0	1963 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1558	1120	1176	1200	1120	1270
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 0	0 0
SFLA	1558	1120	1176	1200	1120	1270
Att/Det Gar Sqft	440	308	440	352	308	352
Prior Land	\$13,100					
Prior Total	\$115,000					
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	8/14/2019	8/30/2018
Sale Price		\$145,000	\$162,000	\$150,000	\$163,000	\$125,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$167,400	\$135,100
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$149.46	\$106.38
Total Adj Factors	\$79,600	\$55,500	\$61,600	\$64,100	\$55,600	\$63,300
Adjusted Sale Price		\$169,100	\$180,000	\$168,000	\$191,400	\$151,400
Comparable Estimate	\$172,000 (\$110.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-3-3	113.56-6-6	113.48-1-5	113.40-1-2	113.56-7-29
Owner	Cialone, Donald P Jr	Dick, Brendon R	Harp, Sarah C	Doromal, Rodolfo	Geyer, Craig
Address	72 Starlite Ave	38 Starlite Ave	94 Patricia Ln	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	59 x 102	50 x 102	51 x 102	52 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1965 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1645	1120	1200	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 405	0 0	0 1200	0 560	0 1000
SFLA	1645	1120	1200	1120	1176
Att/Det Gar Sqft	230	308	352	308	440
Prior Land	\$10,900				
Prior Total	\$123,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$14,000
Sale Date		7/2/2020	11/6/2019	9/28/2020	10/2/2020
Sale Price		\$145,000	\$150,000	\$158,000	\$162,000
Time Adj Sale Price		\$145,000	\$152,500	\$158,000	\$162,000
TADJSP/SQFT		\$129.46	\$127.08	\$141.07	\$137.76
Total Adj Factors	\$77,200	\$55,500	\$64,100	\$59,700	\$61,600
Adjusted Sale Price		\$166,700	\$165,600	\$175,500	\$177,600
Comparable Estimate	\$167,000 (\$101.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-3	113.56-6-6	113.56-6-5	113.47-4-13	113.56-7-29
Owner	Zengerski, Andrea M	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Geyer, Craig
Address	73 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 117	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1961 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft	280	308	308	352	308
Prior Land	\$9,700				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$135,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$137.76
Total Adj Factors	\$55,900	\$55,500	\$55,600	\$55,800	\$59,700
Adjusted Sale Price		\$145,400	\$167,700	\$135,100	\$154,200
Comparable Estimate	\$152,000 (\$135.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-3-2	113.56-6-6	113.56-6-5	113.40-1-2	113.56-7-29
Owner	Wozniak, James	Dick, Brendon R	Ryshkus, Eugene J	Doromal, Rodolfo	Geyer, Craig
Address	76 Starlite Ave	38 Starlite Ave	42 Starlite Ave	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	52 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1967 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 560	0 1000
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	240	308	308	308	440
Prior Land	\$10,200				
Prior Total	\$86,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	9/28/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$158,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$158,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$141.07	\$137.76
Total Adj Factors	\$55,900	\$55,500	\$55,600	\$59,700	\$61,600
Adjusted Sale Price		\$145,400	\$167,700	\$154,200	\$156,300
Comparable Estimate	\$152,000 (\$135.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-2	113.56-6-6	113.56-6-5	113.47-4-13	113.40-1-2
Owner	Zuber, Joseph A	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Doromal, Rodolfo
Address	77 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 117	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1961 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	308	308	308	352	440
Prior Land	\$10,900				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$135,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$137.76
Total Adj Factors	\$55,300	\$55,500	\$55,600	\$55,800	\$61,600
Adjusted Sale Price		\$144,800	\$167,100	\$134,500	\$155,700
Comparable Estimate	\$151,000 (\$134.82/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-3-1	113.56-6-6	113.48-1-5	113.56-7-29	113.40-1-2	113.56-6-5
Owner	Piotrowski Paul S	Dick, Brendon R	Harp, Sarah C	Geyer, Craig	Doromal, Rodolfo	Ryshkus, Eugene J
Address	80 Starlite Ave	38 Starlite Ave	94 Patricia Ln	57 St Felix Ave	134 Patricia Ln	42 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	52 x 102	50 x 102	51 x 102	50 x 102	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	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1960 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1192	1120	1200	1176	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 1200	0 1000	0 560	0 0
SFLA	1192	1120	1200	1176	1120	1120
Att/Det Gar Sqft	352	308	352	440	308	308
Prior Land	\$10,200					
Prior Total	\$94,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	11/6/2019	10/2/2020	9/28/2020	8/14/2019
Sale Price		\$145,000	\$150,000	\$162,000	\$158,000	\$163,000
Time Adj Sale Price		\$145,000	\$152,500	\$162,000	\$158,000	\$167,400
TADJSP/SQFT		\$129.46	\$127.08	\$137.76	\$141.07	\$149.46
Total Adj Factors	\$60,400	\$55,500	\$64,100	\$61,600	\$59,700	\$55,600
Adjusted Sale Price		\$149,900	\$148,800	\$160,800	\$158,700	\$172,200
Comparable Estimate	\$158,000 (\$132.55/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-5-1	113.56-6-6	113.56-6-5	113.48-7-3	113.47-4-13	113.56-7-29
Owner	Nowicki, Anthony	Dick, Brendon R	Ryshkus, Eugene J	Whitton, Kevin T	Hurley, Carolyn J	Geyer, Craig
Address	81 Starlite Ave	38 Starlite Ave	42 Starlite Ave	122 St Felix Ave	147 Kennedy Rd	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	52 x 118	50 x 102	50 x 102	51 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1965 / 0	1961 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1120	1120	960	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 1000
SFLA	1008	1120	1120	960	1120	1176
Att/Det Gar Sqft	308	308	308	280	352	440
Prior Land	\$11,000					
Prior Total	\$88,000					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	6/10/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$120,000	\$135,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$124,000	\$135,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$129.17	\$120.54	\$137.76
Total Adj Factors	\$50,000	\$55,500	\$55,600	\$49,700	\$55,800	\$61,600
Adjusted Sale Price		\$139,500	\$161,800	\$124,300	\$129,200	\$150,400
Comparable Estimate	\$141,000 (\$139.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-9	113.56-6-6	113.56-6-5	113.47-4-13	113.40-1-2
Owner	Wieczynski, Daniel E	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Doromal, Rodolfo
Address	84 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1961 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 0	0 0	0 1000
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	352	308	308	352	440
Prior Land	\$9,400				
Prior Total	\$87,300				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$135,000	\$158,000
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$158,000
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$141.07
Total Adj Factors	\$57,100	\$55,500	\$55,600	\$55,800	\$61,600
Adjusted Sale Price		\$146,600	\$168,900	\$136,300	\$157,500
Comparable Estimate	\$153,000 (\$136.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-4-10	113.56-6-6	113.56-6-5	113.47-4-13	113.40-1-2
Owner	Farnsworth, Kathleen B	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Doromal, Rodolfo
Address	85 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 119	50 x 102	50 x 102	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1961 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	440	308	308	352	440
Prior Land	\$11,100				
Prior Total	\$89,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$135,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$137.76
Total Adj Factors	\$57,300	\$55,500	\$55,600	\$55,800	\$61,600
Adjusted Sale Price		\$146,800	\$169,100	\$136,500	\$157,700
Comparable Estimate	\$153,000 (\$136.61/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-5-8	113.56-6-6	113.56-7-29	113.48-1-5	113.56-6-5	113.47-4-13
Owner	Spiess, Arthur J	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Ryshkus, Eugene J	Hurley, Carolyn J
Address	88 Starlite Ave	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	42 Starlite 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	52 x 102	50 x 102	50 x 102	51 x 102	50 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	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1960 / 0	1965 / 0	1963 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1120	1176	1200	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 0	0 1000	0 1200	0 0	0 0
SFLA	1208	1120	1176	1200	1120	1120
Att/Det Gar Sqft	400	308	440	352	308	352
Prior Land	\$10,200					
Prior Total	\$96,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	8/14/2019	10/21/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$163,000	\$135,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$167,400	\$135,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$149.46	\$120.54
Total Adj Factors	\$63,200	\$55,500	\$61,600	\$64,100	\$55,600	\$55,800
Adjusted Sale Price		\$152,700	\$163,600	\$151,600	\$175,000	\$142,400
Comparable Estimate	\$157,000 (\$129.97/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-4-9	113.56-6-6	113.56-6-5	113.47-4-13	113.56-7-29
Owner	Kowalewski, Robert E	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Geyer, Craig
Address	89 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 119	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1963 / 0	1961 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 560
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft		308	308	352	440
Prior Land	\$10,000				
Prior Total	\$81,500				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	10/2/2020
Sale Price		\$145,000	\$163,000	\$135,000	\$162,000
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$162,000
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$137.76
Total Adj Factors	\$52,100	\$55,500	\$55,600	\$55,800	\$61,600
Adjusted Sale Price		\$141,600	\$163,900	\$131,300	\$152,500
Comparable Estimate	\$148,000 (\$132.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-7	113.56-6-6	113.56-7-29	113.56-6-5	113.47-4-13
Owner	Nowak Richard V Jr	Dick, Brendon R	Geyer, Craig	Ryshkus, Eugene J	Hurley, Carolyn J
Address	92 Starlite Ave	38 Starlite Ave	57 St Felix Ave	42 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 102	50 x 102	50 x 102	50 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1960 / 0	1963 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1152	1120	1176	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 560
SFLA	1152	1120	1176	1120	1120
Att/Det Gar Sqft	420	308	440	308	308
Prior Land	\$9,400				
Prior Total	\$89,400				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	8/14/2019	10/21/2020
Sale Price		\$145,000	\$162,000	\$163,000	\$135,000
Time Adj Sale Price		\$145,000	\$162,000	\$167,400	\$135,000
TADJSP/SQFT		\$129.46	\$137.76	\$149.46	\$120.54
Total Adj Factors	\$58,400	\$55,500	\$61,600	\$55,600	\$55,800
Adjusted Sale Price		\$147,900	\$158,800	\$170,200	\$137,600
Comparable Estimate	\$154,000 (\$133.68/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-4-8	113.56-6-6	113.56-6-5	113.47-4-13	113.40-1-2	113.40-2-14
Owner	Scharmach, Barbara	Dick, Brendon R	Ryshkus, Eugene J	Hurley, Carolyn J	Doromal, Rodolfo	Chislett, Kenneth R
Address	93 Starlite Ave	38 Starlite Ave	42 Starlite Ave	147 Kennedy Rd	134 Patricia Ln	131 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	52 x 120	50 x 102	50 x 102	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	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1961 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	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	0 644
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	308	308	308	352	308	308
Prior Land	\$10,000					
Prior Total	\$85,500					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/21/2020	9/28/2020	11/18/2019
Sale Price		\$145,000	\$163,000	\$135,000	\$158,000	\$132,500
Time Adj Sale Price		\$145,000	\$167,400	\$135,000	\$158,000	\$134,700
TADJSP/SQFT		\$129.46	\$149.46	\$120.54	\$141.07	\$120.27
Total Adj Factors	\$55,800	\$55,500	\$55,600	\$55,800	\$59,700	\$56,900
Adjusted Sale Price		\$145,300	\$167,600	\$135,000	\$154,100	\$133,600
Comparable Estimate	\$147,000 (\$131.25/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-6	102.18-2-13	113.70-8-1.1	113.47-5-2	102.18-2-17
Owner	Nowak, Richard V Jr	Leli, Susan	Farnham, William D	Hartmann, Robert P Jr	Labib, Mahir
Address	96 Starlite Ave	138 Lemoine Ave	207 Parker St	130 Kennedy Rd	114 Lemoine Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	60 x 110	114 x 114	95 x 108	75 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	08 Old style	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1952 / 0	1940 / 0	1972 / 0
Condition	3 Normal	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y
Stories	2.0	2.0	1.7	1.7	2.0
Bedrooms	5	5	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1338	1553	1402	1173
2nd Sty Area	812	980	0	0	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250
SFLA	2247	2591	2597	2243	2433
Att/Det Gar Sqft		399	552	484	484
Prior Land	\$10,300				
Prior Total	\$96,000				
Comp Land Estimate	\$11,000	\$13,000	\$18,000	\$16,000	\$14,000
Sale Date		9/23/2020	7/18/2018	12/9/2019	12/10/2019
Sale Price		\$169,900	\$165,000	\$153,060	\$191,000
Time Adj Sale Price		\$169,900	\$179,400	\$155,100	\$193,600
TADJSP/SQFT		\$65.57	\$69.08	\$69.15	\$79.57
Total Adj Factors	\$73,900	\$91,500	\$96,600	\$72,700	\$121,300
Adjusted Sale Price		\$152,300	\$156,700	\$156,300	\$146,200
Comparable Estimate	\$155,000 (\$68.98/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-4-7	113.56-6-6	113.56-6-5	113.40-1-2	113.47-4-13
Owner	Lester, Melissa C	Dick, Brendon R	Ryshkus, Eugene J	Doromal, Rodolfo	Hurley, Carolyn J
Address	97 Starlite Ave	38 Starlite Ave	42 Starlite Ave	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 121	50 x 102	50 x 102	52 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1967 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 644
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft	352	308	308	308	308
Prior Land	\$10,000				
Prior Total	\$85,200				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	9/28/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$158,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$158,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$141.07	\$120.54
Total Adj Factors	\$57,600	\$55,500	\$55,600	\$59,700	\$55,800
Adjusted Sale Price		\$147,100	\$169,400	\$155,900	\$136,800
Comparable Estimate	\$149,000 (\$133.04/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-5-5	113.56-6-6	113.40-1-2	113.40-2-14	113.47-4-13	113.56-6-5
Owner	Parker, Diane L	Dick, Brendon R	Doromal, Rodolfo	Chislett, Kenneth R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	100 Starlite Ave	38 Starlite Ave	134 Patricia Ln	131 Patricia Ln	147 Kennedy Rd	42 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	53 x 102	50 x 102	52 x 102	51 x 102	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1967 / 0	1966 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 644	0 0	0 0
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	308	308	308	308	352	308
Prior Land	\$9,500					
Prior Total	\$84,700					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	11/18/2019	10/21/2020	8/14/2019
Sale Price		\$145,000	\$158,000	\$132,500	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$158,000	\$134,700	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$141.07	\$120.27	\$120.54	\$149.46
Total Adj Factors	\$54,800	\$55,500	\$59,700	\$56,900	\$55,800	\$55,600
Adjusted Sale Price		\$144,300	\$153,100	\$132,600	\$134,000	\$166,600
Comparable Estimate	\$146,000 (\$130.36/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-4-6	113.56-6-6	113.56-6-5	113.40-1-2	113.47-4-13
Owner	Brodka, Richard J	Dick, Brendon R	Ryshkus, Eugene J	Doromal, Rodolfo	Hurley, Carolyn J
Address	101 Starlite Ave	38 Starlite Ave	42 Starlite Ave	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 121	50 x 102	50 x 102	52 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1967 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 644
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft	544	308	308	352	308
Prior Land	\$11,200				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	9/28/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$158,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$158,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$141.07	\$120.54
Total Adj Factors	\$57,600	\$55,500	\$55,600	\$59,700	\$55,800
Adjusted Sale Price		\$147,100	\$169,400	\$155,900	\$136,800
Comparable Estimate	\$149,000 (\$133.04/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-5-4	113.56-6-6	113.40-1-2	113.40-2-14	113.47-4-13	113.56-6-5
Owner	Dobucki, Anthony J	Dick, Brendon R	Doromal, Rodolfo	Chislett, Kenneth R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	104 Starlite Ave	38 Starlite Ave	134 Patricia Ln	131 Patricia Ln	147 Kennedy Rd	42 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	53 x 102	50 x 102	52 x 102	51 x 102	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1967 / 0	1966 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 644	0 0	0 0
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	440	308	308	308	352	308
Prior Land	\$10,000					
Prior Total	\$80,000					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	11/18/2019	10/21/2020	8/14/2019
Sale Price		\$145,000	\$158,000	\$132,500	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$158,000	\$134,700	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$141.07	\$120.27	\$120.54	\$149.46
Total Adj Factors	\$56,900	\$55,500	\$59,700	\$56,900	\$55,800	\$55,600
Adjusted Sale Price		\$146,400	\$155,200	\$134,700	\$136,100	\$168,700
Comparable Estimate	\$148,000 (\$132.14/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-4-5	113.56-6-6	113.40-1-2	113.56-6-5	113.47-4-13	113.40-2-14
Owner	Dziekan Richard M Jr	Dick, Brendon R	Doromal, Rodolfo	Ryshkus, Eugene J	Hurley, Carolyn J	Chislett, Kenneth R
Address	105 Starlite Ave	38 Starlite Ave	134 Patricia Ln	42 Starlite Ave	147 Kennedy Rd	131 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	52 x 121	50 x 102	52 x 102	50 x 102	50 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	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1967 / 0	1963 / 0	1961 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 0	0 560	0 0	0 0	0 644
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	308	308	308	308	352	308
Prior Land	\$11,200					
Prior Total	\$90,000					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	8/14/2019	10/21/2020	11/18/2019
Sale Price		\$145,000	\$158,000	\$163,000	\$135,000	\$132,500
Time Adj Sale Price		\$145,000	\$158,000	\$167,400	\$135,000	\$134,700
TADJSP/SQFT		\$129.46	\$141.07	\$149.46	\$120.54	\$120.27
Total Adj Factors	\$58,400	\$55,500	\$59,700	\$55,600	\$55,800	\$56,900
Adjusted Sale Price		\$147,900	\$156,700	\$170,200	\$137,600	\$136,200
Comparable Estimate	\$150,000 (\$133.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-3	113.56-6-6	113.40-1-2	113.40-2-14	113.47-4-13
Owner	Niedziela, Francis R	Dick, Brendon R	Doromal, Rodolfo	Chislett, Kenneth R	Hurley, Carolyn J
Address	108 Starlite Ave	38 Starlite Ave	134 Patricia Ln	131 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	50 x 102	52 x 102	51 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1967 / 0	1966 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 644	0 0
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft	352	308	308	308	352
Prior Land	\$10,300				
Prior Total	\$90,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	11/18/2019	10/21/2020
Sale Price		\$145,000	\$158,000	\$132,500	\$135,000
Time Adj Sale Price		\$145,000	\$158,000	\$134,700	\$135,000
TADJSP/SQFT		\$129.46	\$141.07	\$120.27	\$120.54
Total Adj Factors	\$55,200	\$55,500	\$59,700	\$56,900	\$55,800
Adjusted Sale Price		\$144,700	\$153,500	\$133,000	\$134,400
Comparable Estimate	\$147,000 (\$131.25/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-4-4	113.56-6-6	113.40-1-2	113.40-2-14	113.47-4-13	113.56-6-5
Owner	Fruth, Marc J	Dick, Brendon R	Doromal, Rodolfo	Chislett, Kenneth R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	109 Starlite Ave	38 Starlite Ave	134 Patricia Ln	131 Patricia Ln	147 Kennedy Rd	42 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	52 x 122	50 x 102	52 x 102	51 x 102	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1967 / 0	1966 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 644	0 0	0 0
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	308	308	308	308	352	308
Prior Land	\$11,200					
Prior Total	\$90,000					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	11/18/2019	10/21/2020	8/14/2019
Sale Price		\$145,000	\$158,000	\$132,500	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$158,000	\$134,700	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$141.07	\$120.27	\$120.54	\$149.46
Total Adj Factors	\$56,700	\$55,500	\$59,700	\$56,900	\$55,800	\$55,600
Adjusted Sale Price		\$146,200	\$155,000	\$134,500	\$135,900	\$168,500
Comparable Estimate	\$148,000 (\$132.14/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-5-2	113.40-1-2	113.56-6-6	113.40-2-14	113.47-4-13
Owner	Jedd, Mark A	Doromal, Rodolfo	Dick, Brendon R	Chislett, Kenneth R	Hurley, Carolyn J
Address	112 Starlite Ave	134 Patricia Ln	38 Starlite Ave	131 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 102	52 x 102	50 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1963 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 644	0 0
SFLA	1120	1120	1120	1120	1120
Att/Det Gar Sqft	304	308	308	308	220
Prior Land	\$9,500				
Prior Total	\$87,100				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/28/2020	7/2/2020	11/18/2019	4/10/2019
Sale Price		\$158,000	\$145,000	\$132,500	\$123,000
Time Adj Sale Price		\$158,000	\$145,000	\$134,700	\$128,000
TADJSP/SQFT		\$141.07	\$129.46	\$120.27	\$114.29
Total Adj Factors	\$55,100	\$59,700	\$55,500	\$56,900	\$53,600
Adjusted Sale Price		\$153,400	\$144,600	\$132,900	\$129,500
Comparable Estimate	\$139,000 (\$124.11/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-4-3	113.56-6-6	113.40-1-2	113.40-2-14	113.47-4-13	113.56-6-5
Owner	Zengerski Joseph A	Dick, Brendon R	Doromal, Rodolfo	Chislett, Kenneth R	Hurley, Carolyn J	Ryshkus, Eugene J
Address	113 Starlite Ave	38 Starlite Ave	134 Patricia Ln	131 Patricia Ln	147 Kennedy Rd	42 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	52 x 122	50 x 102	52 x 102	51 x 102	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1967 / 0	1966 / 0	1961 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 644	0 0	0 0
SFLA	1120	1120	1120	1120	1120	1120
Att/Det Gar Sqft	308	308	308	308	352	308
Prior Land	\$11,200					
Prior Total	\$91,000					
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	11/18/2019	10/21/2020	8/14/2019
Sale Price		\$145,000	\$158,000	\$132,500	\$135,000	\$163,000
Time Adj Sale Price		\$145,000	\$158,000	\$134,700	\$135,000	\$167,400
TADJSP/SQFT		\$129.46	\$141.07	\$120.27	\$120.54	\$149.46
Total Adj Factors	\$55,800	\$55,500	\$59,700	\$56,900	\$55,800	\$55,600
Adjusted Sale Price		\$145,300	\$154,100	\$133,600	\$135,000	\$167,600
Comparable Estimate	\$147,000 (\$131.25/SFLA)					

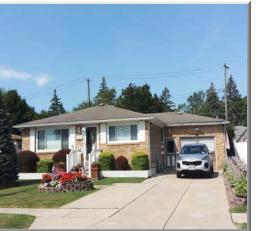


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.48-5-1	113.48-1-5	113.56-6-6	113.48-6-19	113.56-7-29	113.40-1-2
Owner	Reinig, Fay	Harp, Sarah C	Dick, Brendon R	Connors, Samantha R	Geyer, Craig	Doromal, Rodolfo
Address	116 Starlite Ave	94 Patricia Ln	38 Starlite Ave	131 St Felix Ave	57 St Felix Ave	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	75 x 102	51 x 102	50 x 102	75 x 102	50 x 102	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	03 Alum/vinyl	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1963 / 0	1963 / 0	1960 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1442	1200	1120	1270	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	0 0	0 0	0 1000	0 560
SFLA	1442	1200	1120	1270	1176	1120
Att/Det Gar Sqft	807	352	308	352	440	308
Prior Land	\$12,300					
Prior Total	\$105,000					
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		11/6/2019	7/2/2020	8/30/2018	10/2/2020	9/28/2020
Sale Price		\$150,000	\$145,000	\$125,000	\$162,000	\$158,000
Time Adj Sale Price		\$152,500	\$145,000	\$135,100	\$162,000	\$158,000
TADJSP/SQFT		\$127.08	\$129.46	\$106.38	\$137.76	\$141.07
Total Adj Factors	\$88,400	\$64,100	\$55,500	\$63,300	\$61,600	\$59,700
Adjusted Sale Price		\$176,800	\$177,900	\$160,200	\$188,800	\$186,700
Comparable Estimate	\$178,000 (\$123.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.48-4-2	102.18-2-13	113.70-8-1.1	102.18-2-17	113.47-5-2
Owner	Heimerle, Weston P Jr.	Leli, Susan	Farnham, William D	Labib, Mahir	Hartmann, Robert P Jr
Address	117 Starlite Ave	138 Lemoine Ave	207 Parker St	114 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 123	60 x 110	114 x 114	75 x 110	95 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	08 Old style
Exterior Wall	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1952 / 0	1972 / 0	1940 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	0 / N
Stories	2.0	2.0	1.7	2.0	1.7
Bedrooms	5	5	4	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1338	1553	1173	1402
2nd Sty Area	812	980	0	1260	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	2247	2591	2597	2433	2243
Att/Det Gar Sqft	528	399	552	484	484
Prior Land	\$13,500				
Prior Total	\$93,000				
Comp Land Estimate	\$15,000	\$13,000	\$18,000	\$14,000	\$16,000
Sale Date		9/23/2020	7/18/2018	12/10/2019	12/9/2019
Sale Price		\$169,900	\$165,000	\$191,000	\$153,060
Time Adj Sale Price		\$169,900	\$179,400	\$193,600	\$155,100
TADJSP/SQFT		\$65.57	\$69.08	\$79.57	\$69.15
Total Adj Factors	\$78,500	\$91,500	\$96,600	\$121,300	\$72,700
Adjusted Sale Price		\$156,900	\$161,300	\$150,800	\$160,900
Comparable Estimate	\$159,000 (\$70.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.47-2-8	113.55-9-3	113.47-4-13	113.56-7-29	113.55-1-4
Owner	Hahn, Brian E	Fontanes, Raymond	Hurley, Carolyn J	Geyer, Craig	Prusak, Shirley
Address	190 Stradtman Ave	30 Iroquois Ave	147 Kennedy Rd	57 St Felix Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	95 x 108	60 x 108	50 x 102	50 x 102	93 x 108
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1961 / 0	1960 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1124	1120	1176	1360
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 1000	0 1200
SFLA	1240	1124	1120	1176	1360
Att/Det Gar Sqft	500	352	352	440	440
Prior Land	\$14,400				
Prior Total	\$106,000				
Comp Land Estimate	\$16,000	\$13,000	\$11,000	\$11,000	\$16,000
Sale Date		8/10/2020	10/21/2020	10/2/2020	3/18/2020
Sale Price		\$147,500	\$135,000	\$162,000	\$145,000
Time Adj Sale Price		\$147,500	\$135,000	\$162,000	\$146,000
TADJSP/SQFT		\$131.23	\$120.54	\$137.76	\$107.35
Total Adj Factors	\$66,500	\$57,800	\$55,800	\$61,600	\$68,800
Adjusted Sale Price		\$156,200	\$145,700	\$166,900	\$143,700
Comparable Estimate	\$153,000 (\$123.39/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-16	113.56-6-6	113.40-1-2	113.56-6-5	113.40-2-14	113.56-7-29
Owner	Koch, William R	Dick, Brendon R	Doromal, Rodolfo	Ryshkus, Eugene J	Chislett, Kenneth R	Geyer, Craig
Address	10 Tamark Ct	38 Starlite Ave	134 Patricia Ln	42 Starlite Ave	131 Patricia Ln	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	62 x 83	50 x 102	52 x 102	50 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1967 / 0	1963 / 0	1966 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 644	0 1000
SFLA	1120	1120	1120	1120	1120	1176
Att/Det Gar Sqft	462	308	308	308	308	440
Prior Land	\$9,500					
Prior Total	\$92,900					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	8/14/2019	11/18/2019	10/2/2020
Sale Price		\$145,000	\$158,000	\$163,000	\$132,500	\$162,000
Time Adj Sale Price		\$145,000	\$158,000	\$167,400	\$134,700	\$162,000
TADJSP/SQFT		\$129.46	\$141.07	\$149.46	\$120.27	\$137.76
Total Adj Factors	\$60,800	\$55,500	\$59,700	\$55,600	\$56,900	\$61,600
Adjusted Sale Price		\$150,300	\$159,100	\$172,600	\$138,600	\$161,200
Comparable Estimate	\$156,000 (\$139.29/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-13	113.56-6-6	113.56-7-29	113.48-1-5	113.40-1-2
Owner	Beatty David J	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Doromal, Rodolfo
Address	13 Tamark Ct	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 84	50 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1120	1176	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 560
SFLA	1248	1120	1176	1200	1120
Att/Det Gar Sqft	440	308	440	352	308
Prior Land	\$10,200				
Prior Total	\$103,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	9/28/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$158,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$158,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$141.07
Total Adj Factors	\$65,000	\$55,500	\$61,600	\$64,100	\$59,700
Adjusted Sale Price		\$154,500	\$165,400	\$153,400	\$163,300
Comparable Estimate	\$163,000 (\$130.61/SFLA)				



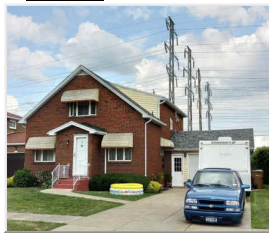
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-17.1	113.42-4-47	113.57-2-22	113.64-1-19	125.06-16-4	113.42-5-11
Owner	Pisano, Salvatore	Billups, Gregory A	Andrews, Christopher	Ahmed, Hasan	Hughes, Daina D	Garalapo, Lauren D
Address	14 Tamark Ct	97 Constance Ln	49 Raymond Ave	8 Henry St	95 Toulon Dr	60 Fair Oaks Ln
Property Class	210 1 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	122	120	125	122
School Code	143009	143001	143001	143009	146801	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	52 x 110	60 x 145	77 x 109	50 x 110	52 x 105
Building Style	03 Split level	03 Split level	03 Split level	01 Ranch	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1952 / 0	1968 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average 468	C Average 105	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	5	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 1	4 Full 0	4 Full 0	4 Full 1	4 Full 2
1st Sty Area	1580	1536	1112	2000	1464	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	468 0	715 300	522 0	0 0	526 0	312 0
SFLA	2048	2251	1634	2000	1990	1632
Att/Det Gar Sqft			528	440		
Prior Land	\$24,200					
Prior Total	\$140,300					
Comp Land Estimate	\$15,000	\$16,300	\$20,100	\$14,000	\$16,700	\$15,900
Sale Date		5/29/2020	5/26/2020	10/16/2020	8/3/2020	8/24/2018
Sale Price		\$203,000	\$206,500	\$150,000	\$187,020	\$190,000
Time Adj Sale Price		\$203,700	\$207,200	\$150,000	\$187,000	\$205,400
TADJSP/SQFT		\$90.49	\$126.81	\$75.00	\$93.97	\$125.86
Total Adj Factors	\$83,100	\$121,600	\$97,700	\$79,700	\$103,000	\$125,100
Adjusted Sale Price		\$165,200	\$192,600	\$153,400	\$167,100	\$163,400
Comparable Estimate	\$168,000 (\$82.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-12	113.56-6-6	113.40-1-2	113.56-6-5	113.40-2-14
Owner	Schiappa Properties LL	Dick, Brendon R	Doromal, Rodolfo	Ryshkus, Eugene J	Chislett, Kenneth R
Address	17 Tamark Ct	38 Starlite Ave	134 Patricia Ln	42 Starlite Ave	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 86	50 x 102	52 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 644
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	440	308	308	308	440
Prior Land	\$9,500				
Prior Total	\$87,900				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	8/14/2019	11/18/2019
Sale Price		\$145,000	\$158,000	\$163,000	\$162,000
Time Adj Sale Price		\$145,000	\$158,000	\$167,400	\$162,000
TADJSP/SQFT		\$129.46	\$141.07	\$149.46	\$120.27
Total Adj Factors	\$56,500	\$55,500	\$59,700	\$55,600	\$61,600
Adjusted Sale Price		\$146,000	\$154,800	\$168,300	\$156,900
Comparable Estimate	\$152,000 (\$135.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-18.1	113.42-4-47	113.57-2-22	101.36-10-12	125.06-16-4
Owner	Kapsiak Mark C & W	Billups, Gregory A	Andrews, Christopher	Sullivan, John J	Hughes, Daina D
Address	18 Tamark Ct	97 Constance Ln	49 Raymond Ave	8 Villa Moraine Dr	95 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	122	122	105	125
School Code	143009	143001	143001	143001	146801
Site No.	1	1	1	1	1
Land Size	59 x 147	52 x 110	60 x 145	60 x 105	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1960 / 0	1952 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 642	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	1610	1536	1112	2000	1464
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	642 0	715 300	522 0	0 0	526 0
SFLA	2252	2251	1634	2000	1990
Att/Det Gar Sqft			528	440	
Prior Land	\$12,100				
Prior Total	\$140,300				
Comp Land Estimate	\$15,000	\$16,300	\$20,100	\$14,000	\$16,700
Sale Date		5/29/2020	5/26/2020	10/16/2020	8/3/2020
Sale Price		\$203,000	\$206,500	\$150,000	\$203,100
Time Adj Sale Price		\$203,700	\$207,200	\$150,000	\$203,100
TADJSP/SQFT		\$90.49	\$126.81	\$75.00	\$90.99
Total Adj Factors	\$93,500	\$121,600	\$97,700	\$79,700	\$103,000
Adjusted Sale Price		\$175,600	\$203,000	\$163,800	\$177,500
Comparable Estimate	\$182,000 (\$80.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-11	102.18-2-13	113.70-8-1.1	113.08-3-8	113.12-1-35
Owner	Federowicz, Michael L	Leli, Susan	Farnham, William D	Donius, Michael P	Bulera, Joshua
Address	21 Tamark Ct	138 Lemoine Ave	207 Parker St	25 Wells Ave	36 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	122	122
School Code	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 87	60 x 110	114 x 114	50 x 120	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1952 / 0	1966 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.7	1.7
Bedrooms	5	5	4	4	5
Full/Half Baths	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
1st Sty Area	1208	1338	1553	1128	936
2nd Sty Area	0	980	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0
SFLA	2114	2591	2597	1783	1638
Att/Det Gar Sqft	484	399	552	440	
Prior Land	\$10,100				
Prior Total	\$119,000				
Comp Land Estimate	\$11,000	\$13,000	\$18,000	\$16,400	\$16,000
Sale Date		9/23/2020	7/18/2018	12/7/2018	11/21/2019
Sale Price		\$169,900	\$165,000	\$145,000	\$146,500
Time Adj Sale Price		\$169,900	\$179,400	\$153,200	\$149,000
TADJSP/SQFT		\$65.57	\$69.08	\$85.92	\$90.96
Total Adj Factors	\$100,500	\$91,500	\$96,600	\$84,800	\$72,500
Adjusted Sale Price		\$178,900	\$183,300	\$168,900	\$177,000
Comparable Estimate	\$179,000 (\$84.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-19.1	113.56-6-6	113.56-7-29	113.48-1-5	113.40-1-2
Owner	Kras Karen	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Doromal, Rodolfo
Address	22 Tamark Ct	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	58 x 148	50 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1244	1120	1176	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 0	0 1000	0 1200	0 560
SFLA	1244	1120	1176	1200	1120
Att/Det Gar Sqft	220	308	440	352	308
Prior Land	\$13,000				
Prior Total	\$100,000				
Comp Land Estimate	\$15,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	9/28/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$158,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$158,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$141.07
Total Adj Factors	\$62,300	\$55,500	\$61,600	\$64,100	\$59,700
Adjusted Sale Price		\$151,800	\$162,700	\$150,700	\$160,600
Comparable Estimate	\$160,000 (\$128.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-10	102.18-2-13	113.70-8-1.1	113.08-3-8	113.12-1-35
Owner	Cassetta, Denise M	Leli, Susan	Farnham, William D	Donius, Michael P	Bulera, Joshua
Address	25 Tamark Ct	138 Lemoine Ave	207 Parker St	25 Wells Ave	36 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	122	110
School Code	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	57 x 89	60 x 110	114 x 114	50 x 120	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1952 / 0	1966 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.7	1.7
Bedrooms	5	5	4	4	5
Full/Half Baths	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
1st Sty Area	1208	1338	1553	1128	936
2nd Sty Area	0	980	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 468	0 0
SFLA	2114	2591	2597	1783	1638
Att/Det Gar Sqft	480	399	552	440	576
Prior Land	\$10,100				
Prior Total	\$97,000				
Comp Land Estimate	\$11,000	\$13,000	\$18,000	\$16,400	\$16,000
Sale Date		9/23/2020	7/18/2018	12/7/2018	11/21/2019
Sale Price		\$169,900	\$165,000	\$145,000	\$146,500
Time Adj Sale Price		\$169,900	\$179,400	\$153,200	\$149,000
TADJSP/SQFT		\$65.57	\$69.08	\$85.92	\$90.96
Total Adj Factors	\$78,800	\$91,500	\$96,600	\$84,800	\$72,500
Adjusted Sale Price		\$157,200	\$161,600	\$147,200	\$155,300
Comparable Estimate	\$158,000 (\$74.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-20.11	113.56-6-6	113.56-7-29	113.48-1-5	113.40-1-2
Owner	Stadler, Francis G	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Doromal, Rodolfo
Address	26 Tamark Ct	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	57 x 150	50 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1120	1176	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 560
SFLA	1248	1120	1176	1200	1120
Att/Det Gar Sqft	440	308	440	352	308
Prior Land	\$13,000				
Prior Total	\$100,000				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	9/28/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$158,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$158,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$141.07
Total Adj Factors	\$61,700	\$55,500	\$61,600	\$64,100	\$59,700
Adjusted Sale Price		\$151,200	\$162,100	\$150,100	\$160,000
Comparable Estimate	\$159,000 (\$127.4/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-9	102.18-2-13	113.70-8-1.1	113.08-3-8	113.12-1-35	102.12-6-9
Owner	Maciejewski James M &	Leli, Susan	Farnham, William D	Donius, Michael P	Bulera, Joshua	Booth, Patricia
Address	29 Tamark Ct	138 Lemoine Ave	207 Parker St	25 Wells Ave	36 Marie Ave	71 Zoerb Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	122	122	110
School Code	143009	143009	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 91	60 x 110	114 x 114	50 x 120	50 x 114	45 x 147
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1952 / 0	1966 / 0	1968 / 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	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.7	1.7	1.7
Bedrooms	5	5	4	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1208	1338	1553	1128	936	1232
2nd Sty Area	0	980	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0	0 0
SFLA	2114	2591	2597	1783	1638	2156
Att/Det Gar Sqft	480	399	552	440		576
Prior Land	\$10,100					
Prior Total	\$99,000					
Comp Land Estimate	\$11,000	\$13,000	\$18,000	\$16,400	\$16,000	\$16,100
Sale Date		9/23/2020	7/18/2018	12/7/2018	11/21/2019	5/28/2020
Sale Price		\$169,900	\$165,000	\$145,000	\$146,500	\$185,000
Time Adj Sale Price		\$169,900	\$179,400	\$153,200	\$149,000	\$185,600
TADJSP/SQFT		\$65.57	\$69.08	\$85.92	\$90.96	\$86.09
Total Adj Factors	\$77,700	\$91,500	\$96,600	\$84,800	\$72,500	\$97,200
Adjusted Sale Price		\$156,100	\$160,500	\$146,100	\$154,200	\$166,100
Comparable Estimate	\$157,000 (\$74.27/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-21	113.56-6-6	113.48-7-3	113.56-6-5	113.40-2-7	113.40-1-2
Owner	Pinkert, Andrew	Dick, Brendon R	Whitton, Kevin T	Ryshkus, Eugene J	Wolski, Matthew	Doromal, Rodolfo
Address	30 Tamark Ct	38 Starlite Ave	122 St Felix Ave	42 Starlite Ave	176 St Felix Ave	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	56 x 92	50 x 102	51 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1963 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / 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	952	1120	960	1120	960	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 532	0 560
SFLA	952	1120	960	1120	960	1120
Att/Det Gar Sqft	308	308	280	308	480	308
Prior Land	\$9,500					
Prior Total	\$86,900					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	6/10/2019	8/14/2019	10/19/2018	9/28/2020
Sale Price		\$145,000	\$120,000	\$163,000	\$125,000	\$158,000
Time Adj Sale Price		\$145,000	\$124,000	\$167,400	\$133,600	\$158,000
TADJSP/SQFT		\$129.46	\$129.17	\$149.46	\$139.17	\$141.07
Total Adj Factors	\$47,700	\$55,500	\$49,700	\$55,600	\$50,200	\$59,700
Adjusted Sale Price		\$137,200	\$122,000	\$159,500	\$131,100	\$146,000
Comparable Estimate	\$139,000 (\$146.01/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-8	113.56-6-6	113.40-1-2	113.56-6-5	113.40-2-14	113.56-7-29
Owner	Lewandowski Mark A	Dick, Brendon R	Doromal, Rodolfo	Ryshkus, Eugene J	Chislett, Kenneth R	Geyer, Craig
Address	33 Tamark Ct	38 Starlite Ave	134 Patricia Ln	42 Starlite Ave	131 Patricia Ln	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	55 x 92	50 x 102	52 x 102	50 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1963 / 0	1966 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 644	0 1000
SFLA	1120	1120	1120	1120	1120	1176
Att/Det Gar Sqft	396	308	308	308	308	440
Prior Land	\$9,400					
Prior Total	\$86,900					
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	8/14/2019	11/18/2019	10/2/2020
Sale Price		\$145,000	\$158,000	\$163,000	\$132,500	\$162,000
Time Adj Sale Price		\$145,000	\$158,000	\$167,400	\$134,700	\$162,000
TADJSP/SQFT		\$129.46	\$141.07	\$149.46	\$120.27	\$137.76
Total Adj Factors	\$55,700	\$55,500	\$59,700	\$55,600	\$56,900	\$61,600
Adjusted Sale Price		\$145,200	\$154,000	\$167,500	\$133,500	\$156,100
Comparable Estimate	\$151,000 (\$134.82/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-22.1	113.56-6-6	113.56-6-5	113.40-1-2	113.56-7-29	113.47-4-13
Owner	Piazza, Stephen	Dick, Brendon R	Ryshkus, Eugene J	Doromal, Rodolfo	Geyer, Craig	Hurley, Carolyn J
Address	34 Tamark Ct	38 Starlite Ave	42 Starlite Ave	134 Patricia Ln	57 St Felix 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	.17	50 x 102	50 x 102	52 x 102	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 0	1967 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1120	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 560	0 1000	0 0
SFLA	1120	1120	1120	1120	1176	1120
Att/Det Gar Sqft	308	308	308	308	440	352
Prior Land	\$10,900					
Prior Total	\$89,100					
Comp Land Estimate	\$9,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	9/28/2020	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$158,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$158,000	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$141.07	\$137.76	\$120.54
Total Adj Factors	\$53,300	\$55,500	\$55,600	\$59,700	\$61,600	\$55,800
Adjusted Sale Price		\$142,800	\$165,100	\$151,600	\$153,700	\$132,500
Comparable Estimate	\$149,000 (\$133.04/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-7	113.56-6-6	113.56-7-29	113.48-1-5	113.40-1-2
Owner	Krzykowski, Emily	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Doromal, Rodolfo
Address	37 Tamark Ct	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 94	50 x 102	50 x 102	51 x 102	52 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1960 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1120	1176	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 1200	0 560
SFLA	1320	1120	1176	1200	1120
Att/Det Gar Sqft	420	308	440	352	308
Prior Land	\$10,000				
Prior Total	\$105,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	9/28/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$158,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$158,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$141.07
Total Adj Factors	\$67,400	\$55,500	\$61,600	\$64,100	\$59,700
Adjusted Sale Price		\$156,900	\$167,800	\$155,800	\$165,700
Comparable Estimate	\$165,000 (\$125/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-23	113.56-6-6	113.56-7-29	113.48-1-5	113.56-6-5
Owner	Gorny, Margaret	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Ryshkus, Eugene J
Address	38 Tamark Ct	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	42 Starlite Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 95	50 x 102	50 x 102	51 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1960 / 0	1965 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1120	1176	1200	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 1000	0 1200	0 560
SFLA	1248	1120	1176	1200	1120
Att/Det Gar Sqft	308	308	440	352	308
Prior Land	\$10,100				
Prior Total	\$98,000				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	8/14/2019
Sale Price		\$145,000	\$162,000	\$150,000	\$163,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$167,400
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$149.46
Total Adj Factors	\$62,900	\$55,500	\$61,600	\$64,100	\$59,700
Adjusted Sale Price		\$152,400	\$163,300	\$151,300	\$174,700
Comparable Estimate	\$161,000 (\$129.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-6	113.56-6-6	113.40-1-2	113.56-6-5	113.40-2-14
Owner	Depczynski James &	Dick, Brendon R	Doromal, Rodolfo	Ryshkus, Eugene J	Chislett, Kenneth R
Address	41 Tamark Ct	38 Starlite Ave	134 Patricia Ln	42 Starlite Ave	131 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 95	50 x 102	52 x 102	50 x 102	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1120	1120	1120	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 644
SFLA	1120	1120	1120	1120	1176
Att/Det Gar Sqft	308	308	308	308	440
Prior Land	\$9,400				
Prior Total	\$93,100				
Comp Land Estimate	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	9/28/2020	8/14/2019	11/18/2019
Sale Price		\$145,000	\$158,000	\$163,000	\$162,000
Time Adj Sale Price		\$145,000	\$158,000	\$167,400	\$162,000
TADJSP/SQFT		\$129.46	\$141.07	\$149.46	\$120.27
Total Adj Factors	\$55,000	\$55,500	\$59,700	\$55,600	\$56,900
Adjusted Sale Price		\$144,500	\$153,300	\$166,800	\$132,800
Comparable Estimate	\$151,000 (\$134.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-24.1	102.18-2-17	113.55-3-7	113.69-3-3	113.48-8-7
Owner	Depczynski, Stanley H	Labib, Mahir	Wysocki, Robin A	Rwanika, Francine	Parker, Robert J
Address	42 Tamark Ct	114 Lemoine Ave	90 Iroquois Ave	144 Alaska St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 125	75 x 110	51 x 108	60 x 117	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1972 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	4
Full/Half Baths	2 / 0	3 / 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
1st Sty Area	1176	1173	1378	1320	858
2nd Sty Area	1176	1260	1378	1320	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2352	2433	2756	2640	1716
Att/Det Gar Sqft	691	484	440	484	528
Prior Land	\$11,600				
Prior Total	\$117,000				
Comp Land Estimate	\$13,000	\$14,000	\$12,000	\$13,000	\$11,000
Sale Date		12/10/2019	1/9/2019	5/19/2020	9/12/2019
Sale Price		\$191,000	\$175,000	\$165,000	\$160,000
Time Adj Sale Price		\$193,600	\$183,800	\$165,600	\$163,800
TADJSP/SQFT		\$79.57	\$66.69	\$62.73	\$95.45
Total Adj Factors	\$87,600	\$121,300	\$89,800	\$87,100	\$65,300
Adjusted Sale Price		\$159,900	\$181,600	\$166,100	\$186,100
Comparable Estimate	\$175,000 (\$74.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-5	113.42-4-47	113.57-2-22	113.64-1-19	125.06-16-4
Owner	Stanton, Alea C	Billups, Gregory A	Andrews, Christopher	Ahmed, Hasan	Hughes, Daina D
Address	45 Tamark Ct	97 Constance Ln	49 Raymond Ave	8 Henry St	95 Toulon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	122	122	120	125
School Code	143009	143001	143001	143009	146801
Site No.	1	1	1	1	1
Land Size	69 x 83	52 x 110	60 x 145	77 x 109	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	01 Ranch	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1960 / 0	1952 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 510	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm 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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1503	1536	1112	2000	1464
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	510 0	715 300	522 0	0 0	526 0
SFLA	2013	2251	1634	2000	1990
Att/Det Gar Sqft			528	440	
Prior Land	\$10,700				
Prior Total	\$139,000				
Comp Land Estimate	\$12,000	\$16,300	\$20,100	\$14,000	\$16,700
Sale Date		5/29/2020	5/26/2020	10/16/2020	8/3/2020
Sale Price		\$203,000	\$206,500	\$150,000	\$187,020
Time Adj Sale Price		\$203,700	\$207,200	\$150,000	\$187,000
TADJSP/SQFT		\$90.49	\$126.81	\$75.00	\$93.97
Total Adj Factors	\$101,200	\$121,600	\$97,700	\$79,700	\$103,000
Adjusted Sale Price		\$183,300	\$210,700	\$171,500	\$185,200
Comparable Estimate	\$186,000 (\$92.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-25	113.42-4-47	113.57-2-22	113.64-1-19	113.34-2-49
Owner	Dent, John D	Billups, Gregory A	Andrews, Christopher	Ahmed, Hasan	Girling, Ariana C
Address	46 Tamark Ct	97 Constance Ln	49 Raymond Ave	8 Henry St	97 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	122	122	120	122
School Code	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	77 x 83	52 x 110	60 x 145	77 x 109	50 x 110
Building Style	03 Split level	03 Split level	03 Split level	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1960 / 0	1952 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 519	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 0	4 Full 1
1st Sty Area	1566	1536	1112	2000	1464
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	519 0	715 300	522 0	0 0	526 0
SFLA	2085	2251	1634	2000	1990
Att/Det Gar Sqft			528	440	
Prior Land	\$11,300				
Prior Total	\$138,000				
Comp Land Estimate	\$13,000	\$16,300	\$20,100	\$14,000	\$16,700
Sale Date		5/29/2020	5/26/2020	10/16/2020	8/3/2020
Sale Price		\$203,000	\$206,500	\$150,000	\$187,020
Time Adj Sale Price		\$203,700	\$207,200	\$150,000	\$187,000
TADJSP/SQFT		\$90.49	\$126.81	\$75.00	\$93.97
Total Adj Factors	\$83,000	\$121,600	\$97,700	\$79,700	\$103,000
Adjusted Sale Price		\$165,100	\$192,500	\$153,300	\$167,000
Comparable Estimate	\$166,000 (\$79.62/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-4	113.56-6-6	113.48-1-5	113.40-1-2	113.56-7-29
Owner	Johnson, Levino L	Dick, Brendon R	Harp, Sarah C	Doromal, Rodolfo	Geyer, Craig
Address	49 Tamark Ct	38 Starlite Ave	94 Patricia Ln	134 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 81	50 x 102	51 x 102	52 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1965 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1648	1120	1200	1120	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 0	0 1200	0 560	0 0
SFLA	1648	1120	1200	1120	1120
Att/Det Gar Sqft	460	308	352	308	308
Prior Land	\$10,600				
Prior Total	\$118,000				
Comp Land Estimate	\$12,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	11/6/2019	9/28/2020	10/2/2020
Sale Price		\$145,000	\$150,000	\$158,000	\$162,000
Time Adj Sale Price		\$145,000	\$152,500	\$158,000	\$162,000
TADJSP/SQFT		\$129.46	\$127.08	\$141.07	\$137.76
Total Adj Factors	\$78,800	\$55,500	\$64,100	\$59,700	\$61,600
Adjusted Sale Price		\$168,300	\$167,200	\$177,100	\$179,200
Comparable Estimate	\$176,000 (\$106.8/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-1	113.56-6-6	113.56-6-5	113.56-7-29	113.40-1-2	113.48-1-5
Owner	Kindzierski, Brian D	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Doromal, Rodolfo	Harp, Sarah C
Address	50 Tamark Ct	38 Starlite Ave	42 Starlite Ave	57 St Felix Ave	134 Patricia Ln	94 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	64 x 103	50 x 102	50 x 102	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	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 0	1960 / 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	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 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1120	1120	1176	1120	1200
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 784	0 0	0 0	0 1000	0 560	0 1200
SFLA	1148	1120	1120	1176	1120	1200
Att/Det Gar Sqft	322	308	308	440	308	352
Prior Land	\$11,400					
Prior Total	\$93,000					
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	9/28/2020	11/6/2019
Sale Price		\$145,000	\$163,000	\$162,000	\$158,000	\$150,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$158,000	\$152,500
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$141.07	\$127.08
Total Adj Factors	\$60,300	\$55,500	\$55,600	\$61,600	\$59,700	\$64,100
Adjusted Sale Price		\$149,800	\$172,100	\$160,700	\$158,600	\$148,700
Comparable Estimate	\$158,000 (\$137.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-3	113.55-8-5	113.64-1-19	113.55-10-10.1	125.06-10-39
Owner	Januchowski, Cynthia	Keuck, Donald J	Ahmed, Hasan	Brice, Tiona-Meche	Brown, Gina M
Address	53 Tamark Ct	6 Girard Ave	8 Henry St	27 Peoria Ave	212 Seine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	125
School Code	143009	143009	143009	143009	146801
Site No.	1	1	1	1	1
Land Size	61 x 111	100 x 108	77 x 109	90 x 108	55 x 110
Building Style	05 Colonial	05 Colonial	01 Ranch	08 Old style	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1962 / 0	1952 / 0	1945 / 0	1969 / 0
Condition	4 Good	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
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
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	2.0	2.0
Bedrooms	4	5	3	4	4
Full/Half Baths	1 / 1	3 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1124	1608	2000	1008	968
2nd Sty Area	896	1240	0	1008	1008
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	2020	2848	2000	2016	1976
Att/Det Gar Sqft	440	483	440	528	440
Prior Land	\$10,600				
Prior Total	\$120,350				
Comp Land Estimate	\$13,000	\$17,000	\$14,000	\$16,000	\$18,100
Sale Date		5/7/2019	10/16/2020	12/17/2018	8/31/2020
Sale Price		\$195,080	\$150,000	\$110,000	\$235,000
Time Adj Sale Price		\$202,300	\$150,000	\$116,200	\$235,000
TADJSP/SQFT		\$71.03	\$75.00	\$57.64	\$118.93
Total Adj Factors	\$76,500	\$115,000	\$79,700	\$69,500	\$108,100
Adjusted Sale Price		\$163,800	\$146,800	\$123,200	\$203,400
Comparable Estimate	\$148,000 (\$73.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-4-2	113.57-2-22	113.42-4-47	113.64-1-19	113.34-2-49
Owner	Shabanaj, Zace	Andrews, Christopher	Billups, Gregory A	Ahmed, Hasan	Girling, Ariana C
Address	54 Tamark Ct	49 Raymond Ave	97 Constance Ln	8 Henry St	97 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	122	122	120	122
School Code	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	80 x 87	60 x 145	52 x 110	77 x 109	52 x 113
Building Style	03 Split level	03 Split level	03 Split level	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1963 / 0	1952 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average 460	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm 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	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 0	3 Partial 1	4 Full 0	4 Full 2
1st Sty Area	1503	1112	1536	2000	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	460 0	522 0	715 300	0 0	280 0
SFLA	1963	1634	2251	2000	1512
Att/Det Gar Sqft		528		440	
Prior Land	\$11,300				
Prior Total	\$131,500				
Comp Land Estimate	\$13,000	\$20,100	\$16,300	\$14,000	\$16,500
Sale Date		5/26/2020	5/29/2020	10/16/2020	6/26/2019
Sale Price		\$206,500	\$203,000	\$150,000	\$165,000
Time Adj Sale Price		\$207,200	\$203,700	\$150,000	\$170,500
TADJSP/SQFT		\$126.81	\$90.49	\$75.00	\$112.76
Total Adj Factors	\$79,500	\$97,700	\$121,600	\$79,700	\$100,200
Adjusted Sale Price		\$189,000	\$161,600	\$149,800	\$159,800
Comparable Estimate	\$162,000 (\$82.53/SFLA)				



SWIS	143089	143089	143089	143089	143089
Print Key	113.63-5-16	113.55-1-4	113.71-5-4	113.61-3-23	113.55-9-3
Owner	Rajca, Sophia	Prusak, Shirley	Squires, Clark E	Campbell, Errol T	Fontanes, Raymond
Address	12 Veterans Pl	95 Mansion Ave	22 Nandale Dr	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	74 x 249	93 x 108	50 x 149	60 x 117	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1955 / 0	1957 / 0	1952 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2
Full/Half Baths	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
1st Sty Area	1377	1360	1072	1306	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1377	1360	1072	1306	1124
Att/Det Gar Sqft	308	440	484	294	352
Prior Land	\$16,500				
Prior Total	\$72,250				
Comp Land Estimate	\$18,000	\$16,000	\$13,000	\$13,000	\$14,000
Sale Date		3/18/2020	10/8/2020	6/12/2020	8/10/2020
Sale Price		\$145,000	\$155,000	\$131,000	\$147,500
Time Adj Sale Price		\$146,000	\$155,000	\$131,200	\$147,500
TADJSP/SQFT		\$107.35	\$144.59	\$100.46	\$131.23
Total Adj Factors	\$72,500	\$68,800	\$57,300	\$76,900	\$57,800
Adjusted Sale Price		\$149,700	\$170,200	\$126,800	\$162,200
Comparable Estimate	\$147,000 (\$106.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.71-5-1	113.63-2-16	113.63-2-26	113.61-5-12	113.70-3-9
Owner	Pawlak Jason D	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Wisniewski, Nicholas
Address	13 Veterans Pl	174 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 200	50 x 124	55 x 124	45 x 123	48 x 114
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1948 / 0	1952 / 0
Condition	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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1072	1020	1044	953	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 352	0 0
SFLA	1592	1515	1374	1667	1526
Att/Det Gar Sqft	210	320	384	484	352
Prior Land	\$16,300				
Prior Total	\$90,000				
Comp Land Estimate	\$18,000	\$12,000	\$13,000	\$11,000	\$13,000
Sale Date		7/1/2019	4/24/2020	9/30/2019	11/6/2019
Sale Price		\$132,500	\$132,100	\$121,000	\$129,900
Time Adj Sale Price		\$136,500	\$132,800	\$123,800	\$132,100
TADJSP/SQFT		\$90.10	\$96.65	\$74.27	\$86.57
Total Adj Factors	\$70,200	\$62,500	\$53,700	\$66,800	\$65,900
Adjusted Sale Price		\$144,200	\$149,300	\$127,200	\$136,400
Comparable Estimate	\$145,000 (\$91.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-5-15	113.71-5-4	113.55-1-4	113.61-3-23	113.55-9-3
Owner	Mikitszyn, John S	Squires, Clark E	Prusak, Shirley	Campbell, Errol T	Fontanes, Raymond
Address	16 Veterans Pl	22 Nandale Dr	95 Mansion Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	73 x 248	50 x 149	93 x 108	60 x 117	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1952 / 0	1957 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1320	1072	1360	1306	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1320	1072	1360	1306	1124
Att/Det Gar Sqft	440	484	440	294	352
Prior Land	\$16,400				
Prior Total	\$103,000				
Comp Land Estimate	\$18,000	\$13,000	\$16,000	\$13,000	\$11,000
Sale Date		10/8/2020	3/18/2020	6/12/2020	8/10/2020
Sale Price		\$155,000	\$145,000	\$131,000	\$147,500
Time Adj Sale Price		\$155,000	\$146,000	\$131,200	\$147,500
TADJSP/SQFT		\$144.59	\$107.35	\$100.46	\$131.23
Total Adj Factors	\$70,100	\$57,300	\$68,800	\$76,900	\$57,800
Adjusted Sale Price		\$167,800	\$147,300	\$124,400	\$159,800
Comparable Estimate	\$154,000 (\$116.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.71-5-2	113.64-1-19	113.69-3-26	113.55-1-4	113.71-5-4
Owner	Pajak, Thomas	Ahmed, Hasan	Branka, Steven	Prusak, Shirley	Squires, Clark E
Address	17 Veterans Pl	8 Henry St	149 Medina St	95 Mansion Ave	22 Nandale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 200	77 x 109	65 x 117	93 x 108	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1956 / 0	1952 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1825	2000	1452	1360	1072
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1825	2000	1452	1360	1072
Att/Det Gar Sqft	432	440	576	440	484
Prior Land	\$15,700				
Prior Total	\$123,000				
Comp Land Estimate	\$18,000	\$14,000	\$14,000	\$16,000	\$13,000
Sale Date		10/16/2020	12/2/2019	3/18/2020	10/8/2020
Sale Price		\$150,000	\$124,500	\$145,000	\$155,000
Time Adj Sale Price		\$150,000	\$126,200	\$146,000	\$155,000
TADJSP/SQFT		\$75.00	\$86.91	\$107.35	\$144.59
Total Adj Factors	\$89,000	\$79,700	\$71,800	\$68,800	\$57,300
Adjusted Sale Price		\$159,300	\$143,400	\$166,200	\$186,700
Comparable Estimate	\$160,000 (\$87.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.72-1-1	113.71-5-4	113.55-1-4	113.61-3-23	113.55-9-3
Owner	Wdowik, Christina B	Squires, Clark E	Prusak, Shirley	Campbell, Errol T	Fontanes, Raymond
Address	25 Veterans Pl	22 Nandale Dr	95 Mansion Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	91 x 114	50 x 149	93 x 108	60 x 117	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1952 / 0	1957 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1297	1072	1360	1306	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1242	0 0	0 0	0 0	0 1000
SFLA	1297	1072	1360	1306	1176
Att/Det Gar Sqft	528	484	440	294	352
Prior Land	\$14,400				
Prior Total	\$104,000				
Comp Land Estimate	\$16,000	\$13,000	\$16,000	\$13,000	\$11,000
Sale Date		10/8/2020	3/18/2020	6/12/2020	8/10/2020
Sale Price		\$155,000	\$145,000	\$131,000	\$147,500
Time Adj Sale Price		\$155,000	\$146,000	\$131,200	\$147,500
TADJSP/SQFT		\$144.59	\$107.35	\$100.46	\$131.23
Total Adj Factors	\$71,600	\$57,300	\$68,800	\$76,900	\$57,800
Adjusted Sale Price		\$169,300	\$148,800	\$125,900	\$161,300
Comparable Estimate	\$155,000 (\$119.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.72-1-2	113.55-1-4	113.69-3-26	113.71-5-4	113.61-3-23
Owner	Haq, Aysha	Prusak, Shirley	Branka, Steven	Squires, Clark E	Campbell, Errol T
Address	29 Veterans Pl	95 Mansion Ave	149 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 120	93 x 108	65 x 117	50 x 149	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1956 / 0	1955 / 0	1957 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1433	1360	1452	1072	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1433	1360	1452	1072	1306
Att/Det Gar Sqft	440	440	576	484	294
Prior Land	\$14,700				
Prior Total	\$108,000				
Comp Land Estimate	\$16,000	\$16,000	\$14,000	\$13,000	\$13,000
Sale Date		3/18/2020	12/2/2019	10/8/2020	6/12/2020
Sale Price		\$145,000	\$124,500	\$155,000	\$131,000
Time Adj Sale Price		\$146,000	\$126,200	\$155,000	\$131,200
TADJSP/SQFT		\$107.35	\$86.91	\$144.59	\$100.46
Total Adj Factors	\$75,000	\$68,800	\$71,800	\$57,300	\$76,900
Adjusted Sale Price		\$152,200	\$129,400	\$172,700	\$129,300
Comparable Estimate	\$152,000 (\$106.07/SFLA)				\$61,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.72-1-3	113.71-5-4	113.56-7-29	113.55-9-3	113.72-2-2
Owner	Perlino, Lawrence M	Squires, Clark E	Geyer, Craig	Fontanes, Raymond	Harold, Sylvester
Address	31 Veterans Pl	22 Nandale Dr	57 St Felix Ave	30 Iroquois Ave	38 Edmund St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 114	50 x 149	50 x 102	60 x 108	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1960 / 0	1952 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	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
1st Sty Area	1196	1072	1176	1124	1054
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 1000	0 0	0 300
SFLA	1196	1072	1176	1124	1054
Att/Det Gar Sqft	299	484	440	352	460
Prior Land	\$10,600				
Prior Total	\$92,000				
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$13,000	\$12,000
Sale Date		10/8/2020	10/2/2020	8/10/2020	4/9/2019
Sale Price		\$155,000	\$162,000	\$147,500	\$155,000
Time Adj Sale Price		\$155,000	\$162,000	\$147,500	\$161,200
TADJSP/SQFT		\$144.59	\$137.76	\$131.23	\$152.94
Total Adj Factors	\$58,700	\$57,300	\$61,600	\$57,800	\$54,500
Adjusted Sale Price		\$156,400	\$159,100	\$148,400	\$165,400
Comparable Estimate	\$156,000 (\$130.43/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.72-1-4	113.55-1-4	113.71-5-4	113.61-3-23	113.56-7-29	113.69-3-26
Owner	Elsaesser, Carl T III	Prusak, Shirley	Squires, Clark E	Campbell, Errol T	Geyer, Craig	Branka, Steven
Address	35 Veterans Pl	95 Mansion Ave	22 Nandale Dr	195 Medina St	57 St Felix Ave	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	70 x 114	93 x 108	50 x 149	60 x 117	50 x 102	65 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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1955 / 0	1957 / 0	1960 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1374	1360	1072	1306	1176	1452
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 1000	0 0
SFLA	1374	1360	1072	1306	1176	1452
Att/Det Gar Sqft	440	440	484	294	440	576
Prior Land	\$12,600					
Prior Total	\$102,000					
Comp Land Estimate	\$14,000	\$16,000	\$13,000	\$13,000	\$11,000	\$14,000
Sale Date		3/18/2020	10/8/2020	6/12/2020	10/2/2020	12/2/2019
Sale Price		\$145,000	\$155,000	\$131,000	\$162,000	\$124,500
Time Adj Sale Price		\$146,000	\$155,000	\$131,200	\$162,000	\$126,200
TADJSP/SQFT		\$107.35	\$144.59	\$100.46	\$137.76	\$86.91
Total Adj Factors	\$68,900	\$68,800	\$57,300	\$76,900	\$61,600	\$71,800
Adjusted Sale Price		\$146,100	\$166,600	\$123,200	\$169,300	\$123,300
Comparable Estimate	\$146,000 (\$106.26/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-9-10	113.71-8-2	112.68-2-14	113.55-5-11	113.61-5-15	113.64-1-8
Owner	Liszewski, Kenneth R	Otamere, Trina D	Niezbalski, Samantha L	Jackson, Kathleen M	Marone, Thomas	Nati, Kim Marie
Address	19 Wabash Ave	295 Parker St	180 Rossler Ave	97 Girard Ave	118 Hedley 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 108	60 x 119	32 x 125	63 x 108	60 x 120	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	1900 / 0	1900 / 0	1902 / 0	1927 / 0	1903 / 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	1.5	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	4	2	3	2	4
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	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1100	1244	1176	1070	1240	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	1553	1343	1596	1520	1840	1556
Att/Det Gar Sqft	260	528	396	399	528	264
Prior Land	\$10,500					
Prior Total	\$66,500					
Comp Land Estimate	\$13,000	\$13,000	\$8,000	\$13,000	\$13,000	\$7,200
Sale Date		1/3/2020	10/14/2020	9/30/2019	4/10/2018	4/26/2018
Sale Price		\$111,000	\$131,840	\$125,600	\$115,000	\$83,000
Time Adj Sale Price		\$112,100	\$131,800	\$128,500	\$127,100	\$91,800
TADJSP/SQFT		\$83.47	\$82.58	\$84.54	\$69.08	\$59.00
Total Adj Factors	\$45,200	\$47,400	\$52,000	\$48,100	\$60,000	\$43,400
Adjusted Sale Price		\$109,900	\$125,000	\$125,600	\$112,300	\$93,600
Comparable Estimate	\$113,000 (\$72.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-6	113.55-1-4	113.61-3-23	113.56-7-29	113.55-9-3
Owner	Dumke James R	Prusak, Shirley	Campbell, Errol T	Geyer, Craig	Fontanes, Raymond
Address	20 Wabash Ave	95 Mansion Ave	195 Medina St	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	93 x 108	60 x 117	50 x 102	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1952 / 0	1957 / 0	1960 / 0	1952 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1355	1360	1306	1176	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1355	1360	1306	1176	1124
Att/Det Gar Sqft	528	440	294	440	352
Prior Land	\$11,400				
Prior Total	\$106,000				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$11,000	\$13,000
Sale Date		3/18/2020	6/12/2020	10/2/2020	8/10/2020
Sale Price		\$145,000	\$131,000	\$162,000	\$147,500
Time Adj Sale Price		\$146,000	\$131,200	\$162,000	\$147,500
TADJSP/SQFT		\$107.35	\$100.46	\$137.76	\$131.23
Total Adj Factors	\$69,900	\$68,800	\$76,900	\$61,600	\$57,800
Adjusted Sale Price		\$147,100	\$124,200	\$170,300	\$159,600
Comparable Estimate	\$150,000 (\$110.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-5	113.55-1-4	113.61-3-23	113.56-7-29	113.55-9-3
Owner	Lisowski, Estelle	Prusak, Shirley	Campbell, Errol T	Geyer, Craig	Fontanes, Raymond
Address	22 Wabash Ave	95 Mansion Ave	195 Medina St	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	93 x 108	60 x 117	50 x 102	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1952 / 0	1957 / 0	1960 / 0	1952 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	1360	1306	1176	1124
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1325	1360	1306	1176	1124
Att/Det Gar Sqft	440	440	294	440	352
Prior Land	\$11,400				
Prior Total	\$104,000				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$11,000	\$13,000
Sale Date		3/18/2020	6/12/2020	10/2/2020	8/10/2020
Sale Price		\$145,000	\$131,000	\$162,000	\$147,500
Time Adj Sale Price		\$146,000	\$131,200	\$162,000	\$147,500
TADJSP/SQFT		\$107.35	\$100.46	\$137.76	\$131.23
Total Adj Factors	\$67,900	\$68,800	\$76,900	\$61,600	\$57,800
Adjusted Sale Price		\$145,100	\$122,200	\$168,300	\$157,600
Comparable Estimate	\$148,000 (\$111.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-11	113.55-9-13	113.64-2-8	113.54-5-1.1	113.47-5-2
Owner	Cavanaugh William J III	Crone, Scott E	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Hartmann, Robert P Jr
Address	23 Wabash Ave	35 Wabash Ave	88 Edmund St	92 Mansion 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	40 x 108	90 x 109	72 x 107	95 x 108
Building 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
Year Built/Eff Yr Built	1870 / 0	1920 / 0	1907 / 0	1911 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	1 No central No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.7	1.5	1.7
Bedrooms	5	4	4	3	5
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	2262	1440	1535	1430	1402
2nd Sty Area	0	1080	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2662	2520	1993	2145	2243
Att/Det Gar Sqft	540	440	342	744	484
Prior Land	\$11,400				
Prior Total	\$97,000				
Comp Land Estimate	\$13,000	\$10,000	\$16,000	\$14,000	\$16,000
Sale Date		12/30/2019	11/8/2019	3/1/2018	12/9/2019
Sale Price		\$134,999	\$155,000	\$168,000	\$153,060
Time Adj Sale Price		\$136,800	\$157,600	\$186,800	\$155,100
TADJSP/SQFT		\$54.29	\$79.08	\$87.09	\$69.15
Total Adj Factors	\$80,500	\$76,800	\$59,400	\$64,200	\$72,700
Adjusted Sale Price		\$140,500	\$178,700	\$203,100	\$162,900
Comparable Estimate	\$173,000 (\$64.99/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-4	113.63-2-26	113.62-5-21	113.55-5-9	113.70-5-17
Owner	Jaskowiak, Peggy J	Ras, Benita L	Rose-Lindquist, Molly K	Siracuse, Lisa K	Samuel, Brittany
Address	28 Wabash Ave	181 Garland Ave	221 Aris Ave	81 Girard 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	55 x 124	51 x 98	63 x 108	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1952 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	768	1044	948	912	924
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1344	1374	1278	1346	1254
Att/Det Gar Sqft	336	384	352	336	440
Prior Land	\$9,700				
Prior Total	\$91,000				
Comp Land Estimate	\$11,000	\$13,000	\$11,000	\$13,000	\$12,000
Sale Date		4/24/2020	9/16/2020	1/3/2020	10/16/2020
Sale Price		\$132,100	\$139,000	\$155,217	\$115,000
Time Adj Sale Price		\$132,800	\$139,000	\$156,800	\$115,000
TADJSP/SQFT		\$96.65	\$108.76	\$116.49	\$91.71
Total Adj Factors	\$55,600	\$53,700	\$53,600	\$58,200	\$54,400
Adjusted Sale Price		\$134,700	\$141,000	\$154,200	\$116,200
Comparable Estimate	\$143,000 (\$106.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-12	113.63-3-4	113.63-2-16	113.70-5-16	113.70-3-9
Owner	Malecki, Lauren	Kenney, Emily D	Bowers, Amanda E	Baker, Roger	Wisniewski, Nicholas
Address	31 Wabash Ave	225 Bright St	174 Bright St	258 Parker 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 108	45 x 123	50 x 124	50 x 120	48 x 114
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1948 / 0	1950 / 0	1950 / 0	1952 / 0
Condition	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 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.7
Bedrooms	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 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
1st Sty Area	936	953	1020	1035	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 470
SFLA	1786	1667	1515	1867	1627
Att/Det Gar Sqft	576	484	320	765	352
Prior Land	\$13,100				
Prior Total	\$88,000				
Comp Land Estimate	\$15,000	\$11,000	\$12,000	\$12,000	\$11,000
Sale Date		9/30/2019	7/1/2019	6/4/2018	3/22/2019
Sale Price		\$121,000	\$132,500	\$138,000	\$170,000
Time Adj Sale Price		\$123,800	\$136,500	\$150,900	\$177,400
TADJSP/SQFT		\$74.27	\$90.10	\$80.82	\$109.04
Total Adj Factors	\$75,300	\$66,800	\$62,500	\$75,300	\$80,000
Adjusted Sale Price		\$132,300	\$149,300	\$150,900	\$172,700
Comparable Estimate	\$149,000 (\$83.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-3	113.63-2-26	113.62-5-21	113.55-5-9	113.70-5-17
Owner	Comisso John	Ras, Benita L	Rose-Lindquist, Molly K	Siracuse, Lisa K	Samuel, Brittany
Address	32 Wabash Ave	181 Garland Ave	221 Aris Ave	81 Girard 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	55 x 124	51 x 98	63 x 108	55 x 119
Building Style	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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	948	1044	948	912	924
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952
SFLA	1368	1374	1278	1346	1254
Att/Det Gar Sqft	484	384	352	336	440
Prior Land	\$8,200				
Prior Total	\$83,400				
Comp Land Estimate	\$11,000	\$13,000	\$11,000	\$13,000	\$13,000
Sale Date		4/24/2020	9/16/2020	1/3/2020	10/16/2020
Sale Price		\$132,100	\$139,000	\$155,217	\$115,000
Time Adj Sale Price		\$132,800	\$139,000	\$156,800	\$115,000
TADJSP/SQFT		\$96.65	\$108.76	\$116.49	\$91.71
Total Adj Factors	\$55,600	\$53,700	\$53,600	\$58,200	\$54,400
Adjusted Sale Price		\$134,700	\$141,000	\$154,200	\$116,200
Comparable Estimate	\$133,000 (\$97.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-13	113.55-9-13	113.47-5-2	123.36-5-29.11	113.54-5-1.1
Owner	Crone, Scott E	Crone, Scott E	Hartmann, Robert P Jr	Kaneza, John	Bahuga, Nabyo Joseph
Address	35 Wabash Ave	35 Wabash Ave	130 Kennedy Rd	57 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 108	40 x 108	95 x 108	38 x 100	72 x 107
Building 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
Year Built/Eff Yr Built	1920 / 0	1920 / 0	1940 / 0	1922 / 0	1911 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	1.5
Bedrooms	4	4	5	4	3
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1440	1440	1402	1100	1430
2nd Sty Area	1080	1080	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2520	2520	2243	2200	2145
Att/Det Gar Sqft	440	440	484	440	744
Prior Land	\$9,000				
Prior Total	\$100,000				
Comp Land Estimate	\$10,000	\$10,000	\$16,000	\$9,000	\$14,000
Sale Date		12/30/2019	12/9/2019	10/9/2020	3/1/2018
Sale Price		\$134,999	\$153,060	\$137,000	\$168,000
Time Adj Sale Price		\$136,800	\$155,100	\$137,000	\$186,800
TADJSP/SQFT		\$54.29	\$69.15	\$62.27	\$87.09
Total Adj Factors	\$76,800	\$76,800	\$72,700	\$39,600	\$64,200
Adjusted Sale Price		\$136,800	\$159,200	\$174,200	\$199,400
Comparable Estimate	\$169,000 (\$67.06/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-10-2	113.63-3-4	113.70-3-9	113.63-2-16	113.55-5-9	113.61-5-12
Owner	Ziemba, Dale	Kenney, Emily D	Wisniewski, Nicholas	Bowers, Amanda E	Siracuse, Lisa K	Whitaker, Carrie L
Address	38 Wabash Ave	225 Bright St	206 Crisfield Ave	174 Bright St	81 Girard 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	60 x 108	45 x 123	48 x 114	50 x 124	63 x 108	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1948 / 0	1952 / 0	1950 / 0	1955 / 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	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	1.5	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	991	953	930	1020	912	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	1663	1667	1627	1515	1346	1526
Att/Det Gar Sqft		484	352	320	336	484
Prior Land	\$10,500					
Prior Total	\$86,100					
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$12,000	\$13,000	\$13,000
Sale Date		9/30/2019	3/22/2019	7/1/2019	1/3/2020	11/6/2019
Sale Price		\$121,000	\$170,000	\$132,500	\$155,217	\$129,900
Time Adj Sale Price		\$123,800	\$177,400	\$136,500	\$156,800	\$132,100
TADJSP/SQFT		\$74.27	\$109.04	\$90.10	\$116.49	\$86.57
Total Adj Factors	\$61,400	\$66,800	\$80,000	\$62,500	\$58,200	\$65,900
Adjusted Sale Price		\$118,400	\$158,800	\$135,400	\$160,000	\$127,600
Comparable Estimate	\$140,000 (\$84.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-1	113.63-3-4	113.70-3-9	113.63-2-16	113.55-5-9
Owner	Broad, Thomas M	Kenney, Emily D	Wisniewski, Nicholas	Bowers, Amanda E	Siracuse, Lisa K
Address	42 Wabash Ave	225 Bright St	206 Crisfield Ave	174 Bright 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	45 x 123	48 x 114	50 x 124	63 x 108
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1955 / 0	1948 / 0	1952 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5
Bedrooms	4	3	4	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	991	953	930	1020	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 470
SFLA	1663	1667	1627	1515	1346
Att/Det Gar Sqft		484	352	320	336
Prior Land	\$11,400				
Prior Total	\$82,000				
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$12,000	\$13,000
Sale Date		9/30/2019	3/22/2019	7/1/2019	1/3/2020
Sale Price		\$121,000	\$170,000	\$132,500	\$155,217
Time Adj Sale Price		\$123,800	\$177,400	\$136,500	\$156,800
TADJSP/SQFT		\$74.27	\$109.04	\$90.10	\$116.49
Total Adj Factors	\$64,300	\$66,800	\$80,000	\$62,500	\$58,200
Adjusted Sale Price		\$121,300	\$161,700	\$138,300	\$162,900
Comparable Estimate	\$143,000 (\$85.99/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-14	113.62-5-11	113.55-3-12	113.70-5-4	113.54-8-3
Owner	Przybyciel, Sara A	Fuest, Lauren A	Blum, Lauren E	Walkow, Jacob	Plante, Anjolie R
Address	43 Wabash Ave	238 Cass Ave	64 Iroquois Ave	180 Cass 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	50 x 124	59 x 108	90 x 124	54 x 123
Building Style	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
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1947 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	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
1st Sty Area	768	780	720	960	800
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0
SFLA	1152	1110	1080	1140	998
Att/Det Gar Sqft	484	352	528	294	440
Prior Land	\$9,700				
Prior Total	\$65,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$17,000	\$13,000
Sale Date		6/16/2020	11/8/2019	12/18/2019	8/21/2020
Sale Price		\$161,519	\$121,500	\$145,000	\$139,000
Time Adj Sale Price		\$161,800	\$123,500	\$146,900	\$139,000
TADJSP/SQFT		\$145.77	\$114.35	\$128.86	\$139.28
Total Adj Factors	\$48,900	\$48,500	\$50,400	\$54,700	\$45,500
Adjusted Sale Price		\$162,200	\$122,000	\$141,100	\$142,400
Comparable Estimate	\$140,000 (\$121.53/SFLA)				\$51,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-15	113.55-1-4	113.61-3-23	113.55-9-3	113.56-7-29
Owner	Nowakowski, Patricia	Prusak, Shirley	Campbell, Errol T	Fontanes, Raymond	Geyer, Craig
Address	45 Wabash Ave	95 Mansion Ave	195 Medina St	30 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 108	93 x 108	60 x 117	60 x 108	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1952 / 0	1957 / 0	1952 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1360	1306	1124	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1284	1360	1306	1124	1176
Att/Det Gar Sqft	220	440	294	352	440
Prior Land	\$9,700				
Prior Total	\$97,000				
Comp Land Estimate	\$11,000	\$16,000	\$13,000	\$13,000	\$11,000
Sale Date		3/18/2020	6/12/2020	8/10/2020	10/2/2020
Sale Price		\$145,000	\$131,000	\$147,500	\$162,000
Time Adj Sale Price		\$146,000	\$131,200	\$147,500	\$162,000
TADJSP/SQFT		\$107.35	\$100.46	\$131.23	\$137.76
Total Adj Factors	\$60,400	\$68,800	\$76,900	\$57,800	\$61,600
Adjusted Sale Price		\$137,600	\$114,700	\$150,100	\$160,800
Comparable Estimate	\$141,000 (\$109.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-11	113.54-4-3.1	113.70-8-1.1	113.48-8-7	113.47-3-20
Owner	Golimowski Deana L	Rashid, Harunur	Farnham, William D	Parker, Robert J	McGuire, Aubrey R
Address	52 Wabash Ave	84 Warsaw St	207 Parker St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	62 x 123	114 x 114	50 x 102	52 x 102
Building Style	04 Cape cod	12 Duplex	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1952 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	858	1553	858	858
2nd Sty Area	0	858	0	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1781	1716	2597	1716	1664
Att/Det Gar Sqft	567	416	552	528	
Prior Land	\$11,400				
Prior Total	\$111,000				
Comp Land Estimate	\$13,000	\$14,000	\$18,000	\$11,000	\$11,000
Sale Date		12/7/2018	7/18/2018	9/12/2019	2/7/2020
Sale Price		\$139,900	\$165,000	\$160,000	\$130,000
Time Adj Sale Price		\$147,800	\$179,400	\$163,800	\$131,100
TADJSP/SQFT		\$86.13	\$69.08	\$95.45	\$78.79
Total Adj Factors	\$94,900	\$66,000	\$96,600	\$65,300	\$57,000
Adjusted Sale Price		\$176,700	\$177,700	\$193,400	\$169,000
Comparable Estimate	\$181,000 (\$101.63/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-3-14	113.55-9-13	113.47-5-2	112.67-5-4	123.36-5-29.11	113.54-5-1.1
Owner	Koteras Regina	Crone, Scott E	Hartmann, Robert P Jr	Montes, Brian	Kaneza, John	Bahuga, Nabyo Joseph
Address	53 Wabash Ave	35 Wabash Ave	130 Kennedy Rd	344 Pleasant Pkwy	57 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	65 x 108	40 x 108	95 x 108	50 x 159	38 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1920 / 0	1940 / 0	1930 / 0	1922 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	D Economy 110	C Average 90	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	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	2.0	2.0	1.5
Bedrooms	6	4	5	5	4	3
Full/Half Baths	3 / 0	3 / 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	1356	1440	1402	1188	1100	1430
2nd Sty Area	1296	1080	0	990	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2652	2520	2243	2178	2200	2145
Att/Det Gar Sqft	600	440	484		440	744
Prior Land	\$11,000					
Prior Total	\$71,100					
Comp Land Estimate	\$13,000	\$10,000	\$16,000	\$14,000	\$9,000	\$14,000
Sale Date		12/30/2019	12/9/2019	9/18/2018	10/9/2020	3/1/2018
Sale Price		\$134,999	\$153,060	\$128,600	\$137,000	\$168,000
Time Adj Sale Price		\$136,800	\$155,100	\$138,200	\$137,000	\$186,800
TADJSP/SQFT		\$54.29	\$69.15	\$63.45	\$62.27	\$87.09
Total Adj Factors	\$36,000	\$76,800	\$72,700	\$52,500	\$39,600	\$64,200
Adjusted Sale Price		\$96,000	\$118,400	\$121,700	\$133,400	\$158,600
Comparable Estimate	\$126,000 (\$47.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-15	113.55-8-5	113.63-3-4	113.20-5-18	114.17-6-20
Owner	Traina, David S	Keuck, Donald J	Kenney, Emily D	Mohamed, Mushtaq A	Hajiskari, Parker E
Address	57 Wabash Ave	6 Girard Ave	225 Bright St	121 Groell Ave	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
Neighborhood	120	120	120	124	125
School Code	143009	143009	143009	143001	146801
Site No.	1	1	1	1	1
Land Size	54 x 108	100 x 108	45 x 123	115 x 140	65 x 194
Building Style	05 Colonial	05 Colonial	04 Cape cod	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1962 / 0	1948 / 0	1987 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N
Stories	2.0	2.0	1.7	2.0	2.0
Bedrooms	4	5	3	4	4
Full/Half Baths	1 / 1	3 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1608	953	1018	1008
2nd Sty Area	672	1240	0	825	784
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 352	0 108	0 0
SFLA	1792	2848	1667	1843	1792
Att/Det Gar Sqft	512	483	484	528	420
Prior Land	\$10,000				
Prior Total	\$117,900				
Comp Land Estimate	\$12,000	\$17,000	\$11,000	\$40,200	\$32,600
Sale Date		5/7/2019	9/30/2019	2/20/2020	4/20/2020
Sale Price		\$195,080	\$121,000	\$275,000	\$215,000
Time Adj Sale Price		\$202,300	\$123,800	\$277,300	\$216,100
TADJSP/SQFT		\$71.03	\$74.27	\$150.46	\$121.88
Total Adj Factors	\$74,200	\$115,000	\$66,800	\$156,300	\$96,200
Adjusted Sale Price		\$161,500	\$131,200	\$195,200	\$139,600
Comparable Estimate	\$157,000 (\$87.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-10	113.54-4-3.1	113.70-8-1.1	113.48-8-7	113.47-3-20
Owner	Kij Joseph H & Janice M	Rashid, Harunur	Farnham, William D	Parker, Robert J	McGuire, Aubrey R
Address	58 Wabash Ave	84 Warsaw St	207 Parker St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	59 x 108	62 x 123	114 x 114	50 x 102	52 x 102
Building Style	04 Cape cod	12 Duplex	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1952 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1022	858	1553	858	858
2nd Sty Area	0	858	0	858	858
Fin Bsmt/Fin Rec Rm	0 495	0 0	0 0	0 0	0 0
SFLA	1789	1716	2597	1716	1664
Att/Det Gar Sqft	480	416	552	528	
Prior Land	\$11,300				
Prior Total	\$83,000				
Comp Land Estimate	\$13,000	\$14,000	\$18,000	\$11,000	\$11,000
Sale Date		12/7/2018	7/18/2018	9/12/2019	2/7/2020
Sale Price		\$139,900	\$165,000	\$160,000	\$130,000
Time Adj Sale Price		\$147,800	\$179,400	\$163,800	\$131,100
TADJSP/SQFT		\$86.13	\$69.08	\$95.45	\$78.79
Total Adj Factors	\$66,500	\$66,000	\$96,600	\$65,300	\$57,000
Adjusted Sale Price		\$148,300	\$149,300	\$165,000	\$140,600
Comparable Estimate	\$152,000 (\$84.96/SFLA)				\$58,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-16	113.48-8-7	113.47-3-20	113.48-8-2	113.48-7-14
Owner	NLP Development LLC	Parker, Robert J	McGuire, Aubrey R	Williams, Duane	Van Pyrz, Carlton P
Address	63 Wabash Ave	50 Patricia Ln	177 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	50 x 102	52 x 102	51 x 102	51 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1957 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	4
Full/Half Baths	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
1st Sty Area	960	858	832	858	832
2nd Sty Area	960	858	832	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1920	1716	1664	1716	1664
Att/Det Gar Sqft	576	528		416	
Prior Land	\$11,400				
Prior Total	\$92,000				
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/12/2019	2/7/2020	6/20/2019	12/7/2018
Sale Price		\$160,000	\$130,000	\$145,000	\$139,900
Time Adj Sale Price		\$163,800	\$131,100	\$149,900	\$147,800
TADJSP/SQFT		\$95.45	\$78.79	\$87.35	\$86.13
Total Adj Factors	\$72,300	\$65,300	\$57,000	\$58,300	\$66,000
Adjusted Sale Price		\$170,800	\$146,400	\$163,900	\$154,100
Comparable Estimate	\$158,000 (\$82.29/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-3-17	113.64-2-8	113.54-5-1.1	123.28-5-13	113.55-9-13	113.47-5-2
Owner	Wolff, Robert C	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Contrino, Kathy A	Crone, Scott E	Hartmann, Robert P Jr
Address	65 Wabash Ave	88 Edmund St	92 Mansion Ave	97 Willowlawn Pkwy	35 Wabash 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	60 x 108	90 x 109	72 x 107	75 x 100	40 x 108	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	04 Composition	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	1920 / 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 110	C Average 100	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 Yes	3 Hot wtr/stm 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	1.7
Bedrooms	3	4	3	4	4	5
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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1298	1535	1430	1065	1440	1402
2nd Sty Area	0	0	0	0	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1678	1993	2145	1758	2520	2243
Att/Det Gar Sqft		576	342	744	484	440
Prior Land	\$11,400					
Prior Total	\$75,000					
Comp Land Estimate	\$13,000	\$16,000	\$14,000	\$14,000	\$10,000	\$16,000
Sale Date		11/8/2019	3/1/2018	9/26/2020	12/30/2019	12/9/2019
Sale Price		\$155,000	\$168,000	\$166,000	\$134,999	\$153,060
Time Adj Sale Price		\$157,600	\$186,800	\$166,000	\$136,800	\$155,100
TADJSP/SQFT		\$79.08	\$87.09	\$94.43	\$54.29	\$69.15
Total Adj Factors	\$31,900	\$59,400	\$64,200	\$76,000	\$76,800	\$72,700
Adjusted Sale Price		\$130,100	\$154,500	\$121,900	\$91,900	\$114,300
Comparable Estimate	\$123,000 (\$73.3/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-2-9	113.71-8-2	123.28-3-9	112.68-2-14	113.55-5-11	123.35-9-18
Owner	Durolek, Christopher W	Otamere, Trina D	Shaw, Ashley L	Niedbalski, Samantha L	Jackson, Kathleen M	Milburth, Robert Josepl
Address	74 Wabash Ave	295 Parker St	125 Meadowbrook Pkwy	180 Rossler Ave	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 108	60 x 119	30 x 99	32 x 125	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1877 / 0	1900 / 0	1922 / 0	1902 / 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	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	1.5	1.3
Bedrooms	2	4	3	2	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 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	878	1244	920	1176	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	878	1343	989	1596	1520	1351
Att/Det Gar Sqft	308	528		396	399	360
Prior Land	\$11,400					
Prior Total	\$45,000					
Comp Land Estimate	\$13,000	\$13,000	\$7,000	\$8,000	\$13,000	\$12,000
Sale Date		1/3/2020	4/7/2020	10/14/2020	9/30/2019	1/22/2019
Sale Price		\$111,000	\$85,000	\$131,840	\$125,600	\$106,000
Time Adj Sale Price		\$112,100	\$85,400	\$131,800	\$128,500	\$111,300
TADJSP/SQFT		\$83.47	\$86.35	\$82.58	\$84.54	\$82.38
Total Adj Factors	\$21,800	\$47,400	\$26,400	\$52,000	\$48,100	\$43,600
Adjusted Sale Price		\$86,500	\$80,800	\$101,600	\$102,200	\$89,500
Comparable Estimate	\$92,000 (\$104.78/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-3-18	113.55-9-3	113.47-4-9	113.71-5-4	113.47-4-13	113.72-2-2
Owner	Pasinski Casey J &	Fontanes, Raymond	Miller, Andrew J	Squires, Clark E	Hurley, Carolyn J	Harold, Sylvester
Address	75 Wabash Ave	30 Iroquois Ave	123 Kennedy Rd	22 Nandale Dr	147 Kennedy Rd	38 Edmund 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 108	60 x 108	60 x 102	50 x 149	50 x 102	50 x 109
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	1954 / 0	1952 / 0	1949 / 0	1955 / 0	1961 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 105	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1001	1124	936	1072	1120	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 0	0 300
SFLA	1001	1124	936	1072	1120	1054
Att/Det Gar Sqft		352	532	484	352	460
Prior Land	\$10,500					
Prior Total	\$81,300					
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$13,000	\$11,000	\$12,000
Sale Date		8/10/2020	8/28/2020	10/8/2020	10/21/2020	4/9/2019
Sale Price		\$147,500	\$155,000	\$155,000	\$135,000	\$155,000
Time Adj Sale Price		\$147,500	\$155,000	\$155,000	\$135,000	\$161,200
TADJSP/SQFT		\$131.23	\$165.60	\$144.59	\$120.54	\$152.94
Total Adj Factors	\$34,100	\$57,800	\$52,300	\$57,300	\$55,800	\$54,500
Adjusted Sale Price		\$123,800	\$136,800	\$131,800	\$113,300	\$140,800
Comparable Estimate	\$129,000 (\$128.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-8	113.63-2-26	113.63-2-16	113.61-5-12	113.55-5-9
Owner	Jaskowiak, Eleanor	Ras, Benita L	Bowers, Amanda E	Whitaker, Carrie L	Siracuse, Lisa K
Address	76 Wabash Ave	181 Garland Ave	174 Bright St	134 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	55 x 124	50 x 124	60 x 120	63 x 108
Building Style	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	02 Brick
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1950 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	996	1044	1020	1050	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 470	0 0
SFLA	1494	1374	1515	1526	1346
Att/Det Gar Sqft	484	384	320	484	336
Prior Land	\$11,400				
Prior Total	\$91,000				
Comp Land Estimate	\$13,000	\$13,000	\$12,000	\$13,000	\$13,000
Sale Date		4/24/2020	7/1/2019	11/6/2019	1/3/2020
Sale Price		\$132,100	\$132,500	\$129,900	\$155,217
Time Adj Sale Price		\$132,800	\$136,500	\$132,100	\$156,800
TADJSP/SQFT		\$96.65	\$90.10	\$86.57	\$116.49
Total Adj Factors	\$61,500	\$53,700	\$62,500	\$65,900	\$58,200
Adjusted Sale Price		\$140,600	\$135,500	\$127,700	\$160,100
Comparable Estimate	\$142,000 (\$95.05/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-2-7	113.55-1-4	113.61-3-23	113.56-7-29	113.47-4-13	113.55-9-3
Owner	Lamoureux, Kim M	Prusak, Shirley	Campbell, Errol T	Geyer, Craig	Hurley, Carolyn J	Fontanes, Raymond
Address	78 Wabash Ave	95 Mansion Ave	195 Medina St	57 St Felix Ave	147 Kennedy Rd	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 108	93 x 108	60 x 117	50 x 102	50 x 102	60 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1952 / 0	1957 / 0	1960 / 0	1961 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	1321	1360	1306	1176	1120	1124
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0	0 0
SFLA	1321	1360	1306	1176	1120	1124
Att/Det Gar Sqft	552	440	294	440	352	352
Prior Land	\$11,400					
Prior Total	\$101,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$11,000	\$11,000	\$13,000
Sale Date		3/18/2020	6/12/2020	10/2/2020	10/21/2020	8/10/2020
Sale Price		\$145,000	\$131,000	\$162,000	\$135,000	\$147,500
Time Adj Sale Price		\$146,000	\$131,200	\$162,000	\$135,000	\$147,500
TADJSP/SQFT		\$107.35	\$100.46	\$137.76	\$120.54	\$131.23
Total Adj Factors	\$67,700	\$68,800	\$76,900	\$61,600	\$55,800	\$57,800
Adjusted Sale Price		\$144,900	\$122,000	\$168,100	\$146,900	\$157,400
Comparable Estimate	\$148,000 (\$112.04/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-19	113.63-3-4	113.55-5-9	113.70-3-9	113.61-5-12
Owner	Hosler, Colleen M	Kenney, Emily D	Siracuse, Lisa K	Wisniewski, Nicholas	Whitaker, Carrie L
Address	83 Wabash Ave	225 Bright St	81 Girard Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	43 x 108	45 x 123	63 x 108	48 x 114	60 x 120
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1948 / 0	1955 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1350	953	912	930	1050
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 0
SFLA	1755	1667	1346	1627	1526
Att/Det Gar Sqft	360	484	336	352	484
Prior Land	\$9,400				
Prior Total	\$97,000				
Comp Land Estimate	\$10,000	\$11,000	\$13,000	\$11,000	\$13,000
Sale Date		9/30/2019	1/3/2020	3/22/2019	11/6/2019
Sale Price		\$121,000	\$155,217	\$170,000	\$129,900
Time Adj Sale Price		\$123,800	\$156,800	\$177,400	\$132,100
TADJSP/SQFT		\$74.27	\$116.49	\$109.04	\$86.57
Total Adj Factors	\$66,900	\$66,800	\$58,200	\$80,000	\$65,900
Adjusted Sale Price		\$123,900	\$165,500	\$164,300	\$133,100
Comparable Estimate	\$146,000 (\$83.19/SFLA)				

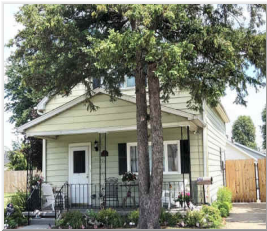
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-6	113.47-5-2	113.55-9-13	113.67-5-4	123.36-5-29.11
Owner	Holler, Deborah	Hartmann, Robert P Jr	Crone, Scott E	Montes, Brian	Bahuga, Nabyo Joseph
Address	84 Wabash Ave	130 Kennedy Rd	35 Wabash Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	95 x 108	40 x 108	50 x 159	72 x 107
Building 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
Year Built/Eff Yr Built	1930 / 0	1940 / 0	1920 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 110	C Average 90
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm Yes	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
Stories	1.5	1.7	2.0	2.0	1.5
Bedrooms	4	5	4	5	3
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1330	1402	1440	1188	1430
2nd Sty Area	0	0	1080	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2261	2243	2520	2178	2145
Att/Det Gar Sqft	400	484	440	744	440
Prior Land	\$11,400				
Prior Total	\$86,000				
Comp Land Estimate	\$13,000	\$16,000	\$10,000	\$14,000	\$9,000
Sale Date		12/9/2019	12/30/2019	9/18/2018	3/1/2018
Sale Price		\$153,060	\$134,999	\$128,600	\$168,000
Time Adj Sale Price		\$155,100	\$136,800	\$138,200	\$186,800
TADJSP/SQFT		\$69.15	\$54.29	\$63.45	\$87.09
Total Adj Factors	\$62,200	\$72,700	\$76,800	\$52,500	\$64,200
Adjusted Sale Price		\$144,600	\$122,200	\$147,900	\$184,800
Comparable Estimate	\$152,000 (\$67.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-20	113.54-8-3	113.63-2-17	113.55-3-1	113.62-5-25
Owner	Lorraine I. Grudzien	Plante, Anjolie R	Duengfelder, Amy L	Jank, Anna J	Merlino, Dallas T
Address	85 Wabash Ave	32 Linden St	168 Bright St	108 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	43 x 108	54 x 123	50 x 124	50 x 108	49 x 98
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	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	1954 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	769	800	660	806	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0
SFLA	995	998	990	1047	990
Att/Det Gar Sqft	308	440	352	352	480
Prior Land	\$7,900				
Prior Total	\$70,300				
Comp Land Estimate	\$10,000	\$13,000	\$12,000	\$11,000	\$11,000
Sale Date		8/21/2020	12/30/2019	10/31/2019	8/30/2019
Sale Price		\$139,000	\$112,000	\$126,500	\$125,000
Time Adj Sale Price		\$139,000	\$113,500	\$129,000	\$128,400
TADJSP/SQFT		\$139.28	\$114.65	\$123.21	\$129.70
Total Adj Factors	\$41,600	\$45,500	\$46,500	\$45,300	\$44,600
Adjusted Sale Price		\$135,100	\$108,600	\$125,300	\$125,400
Comparable Estimate	\$130,000 (\$130.65/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-2-5	113.63-3-4	113.61-5-12	113.70-3-9	113.63-2-16	113.63-2-26
Owner	Karczewski, Casimer	Kenney, Emily D	Whitaker, Carrie L	Wisniewski, Nicholas	Bowers, Amanda E	Ras, Benita L
Address	88 Wabash Ave	225 Bright St	134 Hedley St	206 Crisfield Ave	174 Bright 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	60 x 108	45 x 123	60 x 120	48 x 114	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1951 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1148	953	1050	930	1020	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 470	0 0	0 0	0 0
SFLA	1708	1667	1526	1627	1515	1374
Att/Det Gar Sqft	396	484	484	352	320	384
Prior Land	\$10,500					
Prior Total	\$91,500					
Comp Land Estimate	\$13,000	\$11,000	\$13,000	\$11,000	\$12,000	\$13,000
Sale Date		9/30/2019	11/6/2019	3/22/2019	7/1/2019	4/24/2020
Sale Price		\$121,000	\$129,900	\$170,000	\$132,500	\$132,100
Time Adj Sale Price		\$123,800	\$132,100	\$177,400	\$136,500	\$132,800
TADJSP/SQFT		\$74.27	\$86.57	\$109.04	\$90.10	\$96.65
Total Adj Factors	\$68,900	\$66,800	\$65,900	\$80,000	\$62,500	\$53,700
Adjusted Sale Price		\$125,900	\$135,100	\$166,300	\$142,900	\$148,000
Comparable Estimate	\$144,000 (\$84.31/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-21	113.54-8-3	113.55-3-1	113.63-2-17	113.61-5-22
Owner	Kotrys, Sharon A	Plante, Anjolie R	Jank, Anna J	Duengfelder, Amy L	Simons, Patricia E
Address	89 Wabash Ave	32 Linden St	108 Iroquois Ave	168 Bright 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	43 x 108	54 x 123	50 x 108	50 x 124	63 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	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	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	756	800	806	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0
SFLA	982	998	1047	990	990
Att/Det Gar Sqft	240	440	352	352	260
Prior Land	\$7,900				
Prior Total	\$69,700				
Comp Land Estimate	\$10,000	\$13,000	\$11,000	\$12,000	\$14,000
Sale Date		8/21/2020	10/31/2019	12/30/2019	2/10/2020
Sale Price		\$139,000	\$126,500	\$112,000	\$105,000
Time Adj Sale Price		\$139,000	\$129,000	\$113,500	\$105,900
TADJSP/SQFT		\$139.28	\$123.21	\$114.65	\$106.97
Total Adj Factors	\$40,700	\$45,500	\$45,300	\$46,500	\$43,600
Adjusted Sale Price		\$134,200	\$124,400	\$107,700	\$103,000
Comparable Estimate	\$119,000 (\$121.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-3.1	113.55-5-11	113.64-1-8	113.71-8-2	113.70-2-11
Owner	Polaszewski Anthony F	Jackson, Kathleen M	Nati, Kim Marie	Otamere, Trina D	La Mond, Lisa
Address	94 Wabash Ave	97 Girard Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	72 x 108	63 x 108	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1925 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.0
Bedrooms	4	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	960	1070	1060	1244	936
2nd Sty Area	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1410	1520	1556	1343	1776
Att/Det Gar Sqft	308	399	264	528	440
Prior Land	\$11,600				
Prior Total	\$68,900				
Comp Land Estimate	\$14,000	\$13,000	\$7,200	\$13,000	\$11,000
Sale Date		9/30/2019	4/26/2018	1/3/2020	6/23/2020
Sale Price		\$125,600	\$83,000	\$111,000	\$110,800
Time Adj Sale Price		\$128,500	\$91,800	\$112,100	\$111,000
TADJSP/SQFT		\$84.54	\$59.00	\$83.47	\$62.50
Total Adj Factors	\$51,900	\$48,100	\$43,400	\$47,400	\$61,900
Adjusted Sale Price		\$132,300	\$100,300	\$116,600	\$101,000
Comparable Estimate	\$112,000 (\$79.43/SFLA)				\$26,400 \$110,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-22	113.47-5-2	113.64-2-8	113.28-5-13	113.54-5-1.1
Owner	Mandell, Judy	Hartmann, Robert P Jr	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph
Address	95 Wabash Ave	130 Kennedy Rd	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	63 x 108	95 x 108	90 x 109	75 x 100	72 x 107
Building 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
Year Built/Eff Yr Built	1930 / 0	1940 / 0	1907 / 0	1927 / 0	1911 / 0
Condition	2 Fair	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
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5
Bedrooms	3	5	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1299	1402	1535	1065	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1949	2243	1993	1758	2145
Att/Det Gar Sqft	484	484	342	484	744
Prior Land	\$11,700				
Prior Total	\$54,000				
Comp Land Estimate	\$13,000	\$16,000	\$16,000	\$14,000	\$14,000
Sale Date		12/9/2019	11/8/2019	9/26/2020	3/1/2018
Sale Price		\$153,060	\$155,000	\$166,000	\$168,000
Time Adj Sale Price		\$155,100	\$157,600	\$166,000	\$186,800
TADJSP/SQFT		\$69.15	\$79.08	\$94.43	\$87.09
Total Adj Factors	\$19,200	\$72,700	\$59,400	\$76,000	\$64,200
Adjusted Sale Price		\$101,600	\$117,400	\$109,200	\$141,800
Comparable Estimate	\$115,000 (\$59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-23	113.55-1-4	113.55-9-3	113.61-3-23	113.69-3-26
Owner	Ciambor Joseph J	Prusak, Shirley	Fontanes, Raymond	Campbell, Errol T	Branka, Steven
Address	99 Wabash Ave	95 Mansion Ave	30 Iroquois Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 108	93 x 108	60 x 108	60 x 117	65 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1952 / 0	1957 / 0	1956 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1368	1360	1124	1306	1452
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1368	1360	1124	1306	1452
Att/Det Gar Sqft	352	440	352	294	576
Prior Land	\$14,000				
Prior Total	\$106,000				
Comp Land Estimate	\$16,000	\$16,000	\$13,000	\$13,000	\$14,000
Sale Date		3/18/2020	8/10/2020	6/12/2020	12/2/2019
Sale Price		\$145,000	\$147,500	\$131,000	\$124,500
Time Adj Sale Price		\$146,000	\$147,500	\$131,200	\$126,200
TADJSP/SQFT		\$107.35	\$131.23	\$100.46	\$86.91
Total Adj Factors	\$68,100	\$68,800	\$57,800	\$76,900	\$71,800
Adjusted Sale Price		\$145,300	\$157,800	\$122,400	\$122,500
Comparable Estimate	\$143,000 (\$104.53/SFLA)				\$61,600

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



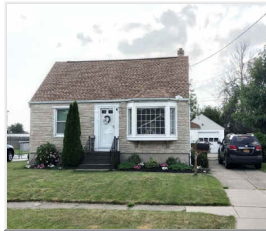
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-2-2	113.55-10-10.1	113.55-5-11	113.70-2-11	113.64-1-8	113.61-5-15
Owner	Sylvia, Jodi L	Brice, Tiona-Meche	Jackson, Kathleen M	La Mond, Lisa	Nati, Kim Marie	Marone, Thomas
Address	100 Wabash Ave	27 Peoria Ave	97 Girard Ave	1368 Harlem Rd	72 Henry 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 108	90 x 108	63 x 108	45 x 120	30 x 109	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1945 / 0	1927 / 0	1937 / 0	1925 / 0	1903 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.5	2.0	1.5	1.5
Bedrooms	3	4	3	3	4	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1191	1008	1070	936	1060	1240
2nd Sty Area	0	1008	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2061	2016	1520	1776	1556	1840
Att/Det Gar Sqft	400	528	399	440	264	528
Prior Land	\$11,400					
Prior Total	\$104,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$11,000	\$7,200	\$13,000
Sale Date		12/17/2018	9/30/2019	6/23/2020	4/26/2018	4/10/2018
Sale Price		\$110,000	\$125,600	\$110,800	\$83,000	\$115,000
Time Adj Sale Price		\$116,200	\$128,500	\$111,000	\$91,800	\$127,100
TADJSP/SQFT		\$57.64	\$84.54	\$62.50	\$59.00	\$69.08
Total Adj Factors	\$85,800	\$69,500	\$48,100	\$61,900	\$43,400	\$60,000
Adjusted Sale Price		\$132,500	\$166,200	\$134,900	\$134,200	\$152,900
Comparable Estimate	\$144,000 (\$69.87/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-2-1	113.54-4-3.1	113.47-3-20	113.48-8-7	113.48-8-2
Owner	Winnicki, Linda A	Rashid, Harunur	McGuire, Aubrey R	Parker, Robert J	Williams, Duane
Address	106 Wabash Ave	84 Warsaw St	177 Kennedy Rd	50 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	62 x 123	52 x 102	50 x 102	51 x 102
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1957 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	2.0	2.0	2.0	1.7
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	993	858	832	858	1553
2nd Sty Area	0	858	832	858	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1738	1716	1664	1716	2597
Att/Det Gar Sqft	440	416		528	552
Prior Land	\$11,400				
Prior Total	\$83,000				
Comp Land Estimate	\$13,000	\$14,000	\$11,000	\$11,000	\$18,000
Sale Date		12/7/2018	2/7/2020	9/12/2019	6/20/2019
Sale Price		\$139,900	\$130,000	\$160,000	\$145,000
Time Adj Sale Price		\$147,800	\$131,100	\$163,800	\$149,900
TADJSP/SQFT		\$86.13	\$78.79	\$95.45	\$87.35
Total Adj Factors	\$63,900	\$66,000	\$57,000	\$65,300	\$58,300
Adjusted Sale Price		\$145,700	\$138,000	\$162,400	\$155,500
Comparable Estimate	\$150,000 (\$86.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-3-24	113.55-1-4	113.69-3-26	113.55-9-3	113.61-3-23
Owner	Panczak, Jonathan	Prusak, Shirley	Branka, Steven	Fontanes, Raymond	Campbell, Errol T
Address	109 Wabash Ave	95 Mansion Ave	149 Medina St	30 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	93 x 108	65 x 117	60 x 108	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1956 / 0	1952 / 0	1957 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1514	1360	1452	1124	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 528	0 0	0 0	0 0	0 1000
SFLA	1514	1360	1452	1124	1306
Att/Det Gar Sqft	308	440	576	352	294
Prior Land	\$11,400				
Prior Total	\$107,070				
Comp Land Estimate	\$13,000	\$16,000	\$14,000	\$13,000	\$13,000
Sale Date		3/18/2020	12/2/2019	8/10/2020	6/12/2020
Sale Price		\$145,000	\$124,500	\$147,500	\$131,000
Time Adj Sale Price		\$146,000	\$126,200	\$147,500	\$131,200
TADJSP/SQFT		\$107.35	\$86.91	\$131.23	\$100.46
Total Adj Factors	\$72,700	\$68,800	\$71,800	\$57,800	\$76,900
Adjusted Sale Price		\$149,900	\$127,100	\$162,400	\$127,000
Comparable Estimate	\$148,000 (\$97.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.47-8-5	113.55-9-3	113.47-4-13	113.71-5-4	113.55-1-4
Owner	Braniecki David F & W	Fontanes, Raymond	Hurley, Carolyn J	Squires, Clark E	Prusak, Shirley
Address	112 Wabash Ave	30 Iroquois Ave	147 Kennedy Rd	22 Nandale Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	60 x 108	50 x 102	50 x 149	93 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1961 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	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
1st Sty Area	1132	1124	1120	1072	1360
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1132	1124	1120	1072	1360
Att/Det Gar Sqft	462	352	352	484	440
Prior Land	\$11,400				
Prior Total	\$92,000				
Comp Land Estimate	\$13,000	\$13,000	\$11,000	\$13,000	\$16,000
Sale Date		8/10/2020	10/21/2020	10/8/2020	3/18/2020
Sale Price		\$147,500	\$135,000	\$155,000	\$145,000
Time Adj Sale Price		\$147,500	\$135,000	\$155,000	\$146,000
TADJSP/SQFT		\$131.23	\$120.54	\$144.59	\$107.35
Total Adj Factors	\$57,700	\$57,800	\$55,800	\$57,300	\$68,800
Adjusted Sale Price		\$147,400	\$136,900	\$155,400	\$134,900
Comparable Estimate	\$147,000 (\$129.86/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.47-7-7	113.55-1-4	113.55-9-3	113.61-3-23	113.47-4-9	113.56-7-29
Owner	Rauch Diana M	Prusak, Shirley	Fontanes, Raymond	Campbell, Errol T	Miller, Andrew J	Geyer, Craig
Address	115 Wabash Ave	95 Mansion Ave	30 Iroquois Ave	195 Medina St	123 Kennedy Rd	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	60 x 108	93 x 108	60 x 108	60 x 117	60 x 102	50 x 102
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	1949 / 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 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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	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	1312	1360	1124	1306	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 1000
SFLA	1312	1360	1124	1306	936	1176
Att/Det Gar Sqft	360	440	352	294	532	440
Prior Land	\$11,400					
Prior Total	\$104,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$13,000	\$12,000	\$11,000
Sale Date		3/18/2020	8/10/2020	6/12/2020	8/28/2020	10/2/2020
Sale Price		\$145,000	\$147,500	\$131,000	\$155,000	\$162,000
Time Adj Sale Price		\$146,000	\$147,500	\$131,200	\$155,000	\$162,000
TADJSP/SQFT		\$107.35	\$131.23	\$100.46	\$165.60	\$137.76
Total Adj Factors	\$64,400	\$68,800	\$57,800	\$76,900	\$52,300	\$61,600
Adjusted Sale Price		\$141,600	\$154,100	\$118,700	\$167,100	\$164,800
Comparable Estimate	\$149,000 (\$113.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.47-8-4	113.55-3-1	113.47-4-2	113.47-3-16	113.70-4-24
Owner	Pfohl, Steven M	Jank, Anna J	McCann, Andrew J	DeSilva, Justin K	Rodriguez, Carlos A
Address	120 Wabash Ave	108 Iroquois Ave	72 Milsom Ave	161 Kennedy 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	50 x 108	75 x 102	51 x 102	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1956 / 0	1957 / 0	1954 / 0
Condition	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
Heat Type/Central Air	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 / Y
Stories	1.5	1.3	1.5	1.5	1.5
Bedrooms	4	3	4	4	3
Full/Half Baths	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
1st Sty Area	816	806	734	736	730
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200
SFLA	1060	1047	1086	1088	1060
Att/Det Gar Sqft	480	352	576	484	294
Prior Land	\$10,500				
Prior Total	\$71,500				
Comp Land Estimate	\$13,000	\$11,000	\$14,000	\$11,000	\$11,000
Sale Date		10/31/2019	4/20/2020	1/23/2020	1/31/2020
Sale Price		\$126,500	\$140,000	\$129,900	\$122,000
Time Adj Sale Price		\$129,000	\$140,700	\$131,200	\$123,200
TADJSP/SQFT		\$123.21	\$129.56	\$120.59	\$116.23
Total Adj Factors	\$47,400	\$45,300	\$50,100	\$47,900	\$58,200
Adjusted Sale Price		\$131,100	\$138,000	\$130,700	\$112,400
Comparable Estimate	\$131,000 (\$123.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.47-7-8	113.47-4-2	113.47-3-16	113.55-3-1	113.62-5-11	113.55-3-12
Owner	Piatkowski, John J	McCann, Andrew J	DeSilva, Justin K	Jank, Anna J	Fuest, Lauren A	Blum, Lauren E
Address	123 Wabash Ave	72 Milsom Ave	161 Kennedy Rd	108 Iroquois Ave	238 Cass Ave	64 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	51 x 108	75 x 102	51 x 102	50 x 108	50 x 124	59 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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1954 / 0	1950 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	1.3	1.5	1.5
Bedrooms	3	4	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	725	734	736	806	780	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1088	1086	1088	1047	1110	1080
Att/Det Gar Sqft	462	576	484	352	352	528
Prior Land	\$9,500					
Prior Total	\$73,900					
Comp Land Estimate	\$12,000	\$14,000	\$11,000	\$11,000	\$12,000	\$13,000
Sale Date		4/20/2020	1/23/2020	10/31/2019	6/16/2020	11/8/2019
Sale Price		\$140,000	\$129,900	\$126,500	\$161,519	\$121,500
Time Adj Sale Price		\$140,700	\$131,200	\$129,000	\$161,800	\$123,500
TADJSP/SQFT		\$129.56	\$120.59	\$123.21	\$145.77	\$114.35
Total Adj Factors	\$46,700	\$50,100	\$47,900	\$45,300	\$48,500	\$50,400
Adjusted Sale Price		\$137,300	\$130,000	\$130,400	\$160,000	\$119,800
Comparable Estimate	\$136,000 (\$125/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.47-8-3	113.55-1-4	113.55-9-3	113.61-3-23	113.56-7-29
Owner	Rushok, Paul E	Prusak, Shirley	Fontanes, Raymond	Campbell, Errol T	Geyer, Craig
Address	126 Wabash Ave	95 Mansion Ave	30 Iroquois Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 108	93 x 108	60 x 108	60 x 117	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1952 / 0	1957 / 0	1960 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1285	1360	1124	1306	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1285	1360	1124	1306	1176
Att/Det Gar Sqft	299	440	352	294	440
Prior Land	\$11,400				
Prior Total	\$98,770				
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$13,000	\$11,000
Sale Date		3/18/2020	8/10/2020	6/12/2020	10/2/2020
Sale Price		\$145,000	\$147,500	\$131,000	\$162,000
Time Adj Sale Price		\$146,000	\$147,500	\$131,200	\$162,000
TADJSP/SQFT		\$107.35	\$131.23	\$100.46	\$137.76
Total Adj Factors	\$61,200	\$68,800	\$57,800	\$76,900	\$61,600
Adjusted Sale Price		\$138,400	\$150,900	\$115,500	\$161,600
Comparable Estimate	\$141,000 (\$109.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.47-7-9	113.55-5-9	113.55-2-15	113.63-2-26	113.78-1-12
Owner	Owczarczak, Theresa	Siracuse, Lisa K	Leyden, Catherine A	Ras, Benita L	Sevier, Joshua N
Address	127 Wabash Ave	81 Girard Ave	61 Peoria Ave	181 Garland Ave	76 Girard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 108	63 x 108	60 x 108	55 x 124	51 x 108
Building Style	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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1956 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	873	912	806	1044	933
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1419	1346	1411	1374	1383
Att/Det Gar Sqft	484	336		384	400
Prior Land	\$10,600				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$13,000	\$13,000	\$13,000	\$12,000
Sale Date		1/3/2020	6/26/2018	4/24/2020	5/31/2018
Sale Price		\$155,217	\$148,000	\$132,100	\$115,000
Time Adj Sale Price		\$156,800	\$161,800	\$132,800	\$126,400
TADJSP/SQFT		\$116.49	\$114.67	\$96.65	\$91.40
Total Adj Factors	\$56,800	\$58,200	\$53,700	\$53,700	\$57,600
Adjusted Sale Price		\$155,400	\$164,900	\$135,900	\$125,600
Comparable Estimate	\$147,000 (\$103.59/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.47-7-1	113.55-5-9	113.63-3-4	113.61-5-12	113.70-3-9	113.63-2-16
Owner	Witsil, Jack D	Siracuse, Lisa K	Kenney, Emily D	Whitaker, Carrie L	Wisniewski, Nicholas	Bowers, Amanda E
Address	131 Wabash Ave	81 Girard Ave	225 Bright St	134 Hedley St	206 Crisfield Ave	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	52 x 108	63 x 108	45 x 123	60 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1955 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.7
Bedrooms	4	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1242	912	953	1050	930	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 470	0 0	0 0
SFLA	1606	1346	1667	1526	1627	1515
Att/Det Gar Sqft	352	336	484	484	352	320
Prior Land	\$10,600					
Prior Total	\$88,000					
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$13,000	\$11,000	\$12,000
Sale Date		1/3/2020	9/30/2019	11/6/2019	3/22/2019	7/1/2019
Sale Price		\$155,217	\$121,000	\$129,900	\$170,000	\$132,500
Time Adj Sale Price		\$156,800	\$123,800	\$132,100	\$177,400	\$136,500
TADJSP/SQFT		\$116.49	\$74.27	\$86.57	\$109.04	\$90.10
Total Adj Factors	\$63,100	\$58,200	\$66,800	\$65,900	\$80,000	\$62,500
Adjusted Sale Price		\$161,700	\$120,100	\$129,300	\$160,500	\$137,100
Comparable Estimate	\$142,000 (\$88.42/SFLA)					

Subject

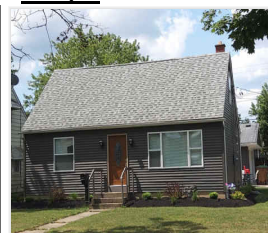
Comp 1

Comp 2

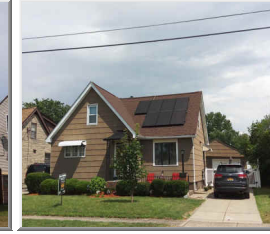
Comp 3

Comp 4

Comp 5

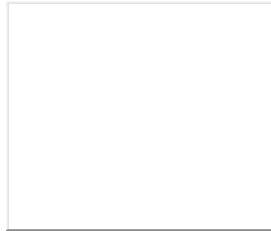
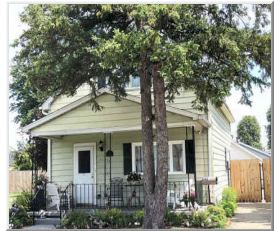


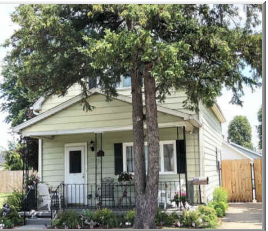
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.47-8-2	113.55-5-9	113.62-5-21	113.47-4-2	113.47-3-16	113.63-2-26
Owner	Allen, Kathleen M	Siracuse, Lisa K	Rose-Lindquist, Molly K	McCann, Andrew J	DeSilva, Justin K	Ras, Benita L
Address	132 Wabash Ave	81 Girard Ave	221 Aris Ave	72 Milsom Ave	161 Kennedy Rd	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	65 x 108	63 x 108	51 x 98	75 x 102	51 x 102	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	1958 / 0	1955 / 0	1952 / 0	1956 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1036	912	948	734	736	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 228	0 0	0 0	0 0	0 0	0 0
SFLA	1309	1346	1278	1086	1088	1374
Att/Det Gar Sqft	576	336	352	576	484	384
Prior Land	\$11,000					
Prior Total	\$82,100					
Comp Land Estimate	\$13,000	\$13,000	\$11,000	\$14,000	\$11,000	\$13,000
Sale Date		1/3/2020	9/16/2020	4/20/2020	1/23/2020	4/24/2020
Sale Price		\$155,217	\$139,000	\$140,000	\$129,900	\$132,100
Time Adj Sale Price		\$156,800	\$139,000	\$140,700	\$131,200	\$132,800
TADJSP/SQFT		\$116.49	\$108.76	\$129.56	\$120.59	\$96.65
Total Adj Factors	\$58,800	\$58,200	\$53,600	\$50,100	\$47,900	\$53,700
Adjusted Sale Price		\$157,400	\$144,200	\$149,400	\$142,100	\$137,900
Comparable Estimate	\$146,000 (\$111.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-22	112.83-7-1	113.78-1-12	112.76-1-3	113.61-5-13
Owner	Streebel, Scott G	Anzalone, Samuel A	Voltsch, Dorian C	Schneider, Kyle R	Change, Courtney L
Address	157 Wagner St	250 Willowlawn Pkwy	12 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	84 x 118	51 x 119	50 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
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1977 / 0	1960 / 0	1954 / 0	1957 / 0	1956 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.7	1.5	1.5
Bedrooms	2	4	4	4	3
Full/Half Baths	1 / 0	2 / 1	2 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	858	916	909	876
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 0	0 462
SFLA	1470	1501	1411	1305	1314
Att/Det Gar Sqft	240	768	392	440	308
Prior Land	\$14,000				
Prior Total	\$86,000				
Comp Land Estimate	\$16,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		9/25/2020	4/3/2020	10/21/2020	10/24/2019
Sale Price		\$180,000	\$185,000	\$142,500	\$129,900
Time Adj Sale Price		\$180,000	\$185,900	\$142,500	\$132,500
TADJSP/SQFT		\$119.92	\$131.75	\$109.20	\$100.84
Total Adj Factors	\$64,500	\$70,100	\$88,600	\$54,300	\$58,900
Adjusted Sale Price		\$174,400	\$161,800	\$152,700	\$128,800
Comparable Estimate	\$152,000 (\$103.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-17	112.76-4-8	112.67-4-25	112.67-5-1.1	113.69-4-1
Owner	Bulera, Alan P	Marino, Jillian M	Miranda, Angela M	Miller, Lisa June	Wilson, Amanda
Address	160 Wagner St	114 Claude Dr	6 Colton St	354 Pleasant Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	50 x 100	75 x 124	212 x 153	35 x 125
Building Style	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
Year Built/Eff Yr Built	1962 / 0	1958 / 0	1961 / 0	1963 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	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
1st Sty Area	884	884	958	884	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 442	0 0	0 0	0 300
SFLA	884	884	958	884	1020
Att/Det Gar Sqft	528	308	352	304	352
Prior Land	\$12,200				
Prior Total	\$74,000				
Comp Land Estimate	\$14,000	\$11,000	\$15,000	\$21,000	\$9,000
Sale Date		6/5/2020	7/23/2020	9/10/2019	4/11/2020
Sale Price		\$140,000	\$148,000	\$119,000	\$115,000
Time Adj Sale Price		\$140,200	\$148,000	\$121,800	\$115,600
TADJSP/SQFT		\$158.60	\$154.49	\$137.78	\$113.33
Total Adj Factors	\$52,800	\$47,700	\$52,600	\$55,200	\$51,200
Adjusted Sale Price		\$145,300	\$148,200	\$119,400	\$117,200
Comparable Estimate	\$133,000 (\$150.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-21	113.55-9-13	123.36-5-29.11	113.64-2-8	113.54-5-1.1
Owner	Osuch, Regina M	Crone, Scott E	Kaneza, John	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	161 Wagner St	35 Wabash Ave	57 Willowlawn Pkwy	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 119	40 x 108	38 x 100	90 x 109	72 x 107
Building 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
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1922 / 0	1907 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.5
Bedrooms	5	4	4	4	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1272	1440	1100	1535	1430
2nd Sty Area	1272	1080	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2544	2520	2200	1993	2145
Att/Det Gar Sqft		440	440	342	744
Prior Land	\$12,000				
Prior Total	\$57,000				
Comp Land Estimate	\$13,000	\$10,000	\$9,000	\$16,000	\$14,000
Sale Date		12/30/2019	10/9/2020	11/8/2019	3/1/2018
Sale Price		\$134,999	\$137,000	\$155,000	\$168,000
Time Adj Sale Price		\$136,800	\$137,000	\$157,600	\$186,800
TADJSP/SQFT		\$54.29	\$62.27	\$79.08	\$87.09
Total Adj Factors	\$71,300	\$76,800	\$39,600	\$59,400	\$64,200
Adjusted Sale Price		\$131,300	\$168,700	\$169,500	\$193,900
Comparable Estimate	\$164,000 (\$64.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-19	123.35-8-19	123.36-4-1	113.70-2-11	113.55-5-11
Owner	Waliszewski Mark F & V	Lopez, Jose D	Silver, Danielle Nicolle	La Mond, Lisa	Jackson, Kathleen M
Address	171 Wagner St	15 Cochrane St	60 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 119	30 x 113	30 x 100	45 x 120	63 x 108
Building 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
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1936 / 0	1937 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1281	1002	1020	936	1070
2nd Sty Area	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1461	1503	1480	1776	1520
Att/Det Gar Sqft	842			440	399
Prior Land	\$12,400				
Prior Total	\$57,000				
Comp Land Estimate	\$14,000	\$7,000	\$7,000	\$11,000	\$13,000
Sale Date		2/1/2019	7/13/2018	6/23/2020	9/30/2019
Sale Price		\$135,000	\$112,000	\$110,800	\$125,600
Time Adj Sale Price		\$141,300	\$121,800	\$111,000	\$128,500
TADJSP/SQFT		\$94.01	\$82.30	\$62.50	\$84.54
Total Adj Factors	\$69,400	\$47,000	\$44,200	\$61,900	\$48,100
Adjusted Sale Price		\$163,700	\$147,000	\$118,500	\$149,800
Comparable Estimate	\$146,000 (\$99.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-16	123.28-3-9	112.68-2-14	123.35-9-18	113.71-8-2
Owner	Torgalski David S & W	Shaw, Ashley L	Niedbalski, Samantha L	Milburth, Robert Joseph	Otamere, Trina D
Address	174 Wagner St	125 Meadowbrook Pkw	180 Rossler Ave	39 Shanley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	106 x 125	30 x 99	32 x 125	60 x 100	60 x 119
Building 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
Year Built/Eff Yr Built	1912 / 0	1922 / 0	1902 / 0	1914 / 0	1900 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.3	1.5	1.3	1.3
Bedrooms	3	3	2	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	920	920	1176	1084	1244
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1187	989	1596	1351	1343
Att/Det Gar Sqft	400		396	360	528
Prior Land	\$16,400				
Prior Total	\$46,000				
Comp Land Estimate	\$18,000	\$7,000	\$8,000	\$12,000	\$13,000
Sale Date		4/7/2020	10/14/2020	1/22/2019	1/3/2020
Sale Price		\$85,000	\$131,840	\$106,000	\$111,000
Time Adj Sale Price		\$85,400	\$131,800	\$111,300	\$112,100
TADJSP/SQFT		\$86.35	\$82.58	\$82.38	\$83.47
Total Adj Factors	\$25,200	\$26,400	\$52,000	\$43,600	\$47,400
Adjusted Sale Price		\$84,200	\$105,000	\$92,900	\$89,900
Comparable Estimate	\$96,000 (\$80.88/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-1-18	113.69-4-1	112.67-4-25	112.76-4-20	112.76-4-8	112.67-5-1.1
Owner	Litfin, Gary R	Wilson, Amanda	Miranda, Angela M	Karki, Deo N	Marino, Jillian M	Miller, Lisa June
Address	177 Wagner St	80 Colby St	6 Colton 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	48 x 119	35 x 125	75 x 124	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	1963 / 0	1964 / 0	1961 / 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	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	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	1000	1020	958	1012	884	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 300	0 0	0 0	0 442	0 0
SFLA	1000	1020	958	1012	884	884
Att/Det Gar Sqft	528	300	352	352	308	304
Prior Land	\$7,900					
Prior Total	\$74,700					
Comp Land Estimate	\$12,000	\$9,000	\$15,000	\$11,000	\$11,000	\$21,000
Sale Date		4/11/2020	7/23/2020	10/16/2020	6/5/2020	9/10/2019
Sale Price		\$115,000	\$148,000	\$134,900	\$140,000	\$119,000
Time Adj Sale Price		\$115,600	\$148,000	\$134,900	\$140,200	\$121,800
TADJSP/SQFT		\$113.33	\$154.49	\$133.30	\$158.60	\$137.78
Total Adj Factors	\$53,500	\$51,200	\$52,600	\$52,300	\$47,700	\$55,200
Adjusted Sale Price		\$117,900	\$148,900	\$136,100	\$146,000	\$120,100
Comparable Estimate	\$134,000 (\$134/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-15	113.77-4-23	112.67-4-25	113.69-4-1	112.76-4-20	112.75-5-28
Owner	Talarek Marga	Wayne, Alexis M	Miranda, Angela M	Wilson, Amanda	Karki, Deo N	Kromphardt, Eric J
Address	180 Wagner St	81 Alaska St	6 Colton St	80 Colby 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	60 x 125	50 x 117	75 x 124	35 x 125	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1961 / 0	1964 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	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	1138	1176	958	1020	1012	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 560
SFLA	1138	1176	958	1020	1012	1230
Att/Det Gar Sqft	360	440	352	300	352	576
Prior Land	\$9,400					
Prior Total	\$76,600					
Comp Land Estimate	\$14,000	\$12,000	\$15,000	\$9,000	\$11,000	\$12,000
Sale Date		5/27/2020	7/23/2020	4/11/2020	10/16/2020	6/17/2020
Sale Price		\$150,000	\$148,000	\$115,000	\$134,900	\$129,900
Time Adj Sale Price		\$150,500	\$148,000	\$115,600	\$134,900	\$130,100
TADJSP/SQFT		\$127.98	\$154.49	\$113.33	\$133.30	\$105.77
Total Adj Factors	\$59,400	\$60,000	\$52,600	\$51,200	\$52,300	\$61,900
Adjusted Sale Price		\$149,900	\$154,800	\$123,800	\$142,000	\$127,600
Comparable Estimate	\$140,000 (\$123.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-17	112.67-4-25	113.69-4-1	112.76-4-20	113.77-4-23
Owner	Kels, Luba	Miranda, Angela M	Wilson, Amanda	Karki, Deo N	Marino, Jillian M
Address	183 Wagner St	6 Colton St	80 Colby St	68 Claude 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	48 x 119	75 x 124	35 x 125	50 x 100	50 x 100
Building Style	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
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1964 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	958	1020	1012	884
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 442
SFLA	1025	958	1020	1012	884
Att/Det Gar Sqft	374	352	300	352	308
Prior Land	\$10,600				
Prior Total	\$73,000				
Comp Land Estimate	\$12,000	\$15,000	\$9,000	\$11,000	\$11,000
Sale Date		7/23/2020	4/11/2020	10/16/2020	6/5/2020
Sale Price		\$148,000	\$115,000	\$134,900	\$140,000
Time Adj Sale Price		\$148,000	\$115,600	\$134,900	\$140,200
TADJSP/SQFT		\$154.49	\$113.33	\$133.30	\$158.60
Total Adj Factors	\$52,100	\$52,600	\$51,200	\$52,300	\$47,700
Adjusted Sale Price		\$147,500	\$116,500	\$134,700	\$144,600
Comparable Estimate	\$137,000 (\$133.66/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-14	113.69-4-1	112.67-4-25	112.76-4-20	113.77-4-23	112.76-4-8
Owner	Severn Gary M	Wilson, Amanda	Miranda, Angela M	Karki, Deo N	Wayne, Alexis M	Marino, Jillian M
Address	186 Wagner St	80 Colby St	6 Colton St	68 Claude Dr	81 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	60 x 125	35 x 125	75 x 124	50 x 100	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	02 Brick	02 Brick	03 Alum/vinyl
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 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	1098	1020	958	1012	1176	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 442
SFLA	1098	1020	958	1012	1176	884
Att/Det Gar Sqft	744	300	352	352	440	308
Prior Land	\$9,400					
Prior Total	\$79,000					
Comp Land Estimate	\$14,000	\$9,000	\$15,000	\$11,000	\$12,000	\$11,000
Sale Date		4/11/2020	7/23/2020	10/16/2020	5/27/2020	6/5/2020
Sale Price		\$115,000	\$148,000	\$134,900	\$150,000	\$140,000
Time Adj Sale Price		\$115,600	\$148,000	\$134,900	\$150,500	\$140,200
TADJSP/SQFT		\$113.33	\$154.49	\$133.30	\$127.98	\$158.60
Total Adj Factors	\$60,400	\$51,200	\$52,600	\$52,300	\$60,000	\$47,700
Adjusted Sale Price		\$124,800	\$155,800	\$143,000	\$150,900	\$152,900
Comparable Estimate	\$145,000 (\$132.06/SFLA)					

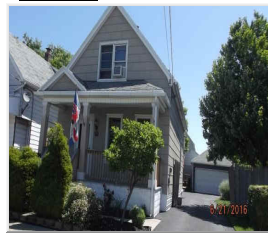


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-1-16	112.67-4-25	113.69-4-1	112.76-4-8	112.76-4-20	112.67-5-1.1
Owner	Beaver, Amanda Marie	Miranda, Angela M	Wilson, Amanda	Marino, Jillian M	Karki, Deo N	Miller, Lisa June
Address	189 Wagner St	6 Colton St	80 Colby St	114 Claude Dr	68 Claude 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	48 x 119	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	1963 / 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 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	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	966	958	1020	884	1012	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 300	0 442	0 0	0 0
SFLA	966	958	1020	884	1012	884
Att/Det Gar Sqft		352	300	308	352	304
Prior Land	\$7,900					
Prior Total	\$73,500					
Comp Land Estimate	\$12,000	\$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	\$50,000	\$52,600	\$51,200	\$47,700	\$52,300	\$55,200
Adjusted Sale Price		\$145,400	\$114,400	\$142,500	\$132,600	\$116,600
Comparable Estimate	\$130,000 (\$134.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-13	113.69-4-1	113.77-4-23	113.61-3-23	112.75-5-28
Owner	Senyk, Zenowij	Wilson, Amanda	Wayne, Alexis M	Campbell, Errol T	Kromphardt, Eric J
Address	190 Wagner St	80 Colby St	81 Alaska St	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	35 x 125	50 x 117	60 x 117	51 x 114
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1964 / 0	1958 / 0	1957 / 0	1961 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1200	1020	1176	1306	1230
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 300	0 0	0 0	0 0
SFLA	1200	1020	1176	1306	1230
Att/Det Gar Sqft	368	300	440	294	576
Prior Land	\$9,400				
Prior Total	\$83,500				
Comp Land Estimate	\$14,000	\$9,000	\$12,000	\$13,000	\$12,000
					\$15,000
Sale Date		4/11/2020	5/27/2020	6/12/2020	6/17/2020
Sale Price		\$115,000	\$150,000	\$131,000	\$129,900
Time Adj Sale Price		\$115,600	\$150,500	\$131,200	\$130,100
TADJSP/SQFT		\$113.33	\$127.98	\$100.46	\$105.77
					\$154.49
Total Adj Factors	\$64,200	\$51,200	\$60,000	\$76,900	\$61,900
Adjusted Sale Price		\$128,600	\$154,700	\$118,500	\$132,400
					\$52,600
Comparable Estimate	\$139,000 (\$115.83/SFLA)				\$159,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-1-15	112.67-4-25	112.76-4-8	113.69-4-1	112.67-5-1.1	112.76-4-20
Owner	Severn David & Carmel	Miranda, Angela M	Marino, Jillian M	Wilson, Amanda	Miller, Lisa June	Karki, Deo N
Address	193 Wagner St	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	48 x 119	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	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 / 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	912	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	912	958	884	1020	884	1012
Att/Det Gar Sqft	440	352	308	300	304	352
Prior Land	\$10,600					
Prior Total	\$71,000					
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	\$49,700	\$52,600	\$47,700	\$51,200	\$55,200	\$52,300
Adjusted Sale Price		\$145,100	\$142,200	\$114,100	\$116,300	\$132,300
Comparable Estimate	\$130,000 (\$142.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-12	112.68-2-14	123.28-3-9	113.71-8-2	123.35-9-18
Owner	Rivera, Maria E	Niedbalski, Samantha L	Shaw, Ashley L	Otamere, Trina D	Milburth, Robert Josepl
Address	196 Wagner St	180 Rossler Ave	125 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 125	32 x 125	30 x 99	60 x 119	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1910 / 0	1902 / 0	1922 / 0	1900 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.3	1.5
Bedrooms	2	2	3	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0
1st Sty Area	835	1176	920	1244	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1179	1596	989	1343	1351
Att/Det Gar Sqft		396		528	360
Prior Land	\$6,700				
Prior Total	\$56,300				
Comp Land Estimate	\$10,000	\$8,000	\$7,000	\$13,000	\$12,000
Sale Date		10/14/2020	4/7/2020	1/3/2020	1/22/2019
Sale Price		\$131,840	\$85,000	\$111,000	\$106,000
Time Adj Sale Price		\$131,800	\$85,400	\$112,100	\$111,300
TADJSP/SQFT		\$82.58	\$86.35	\$83.47	\$82.38
Total Adj Factors	\$34,200	\$52,000	\$26,400	\$47,400	\$43,600
Adjusted Sale Price		\$114,000	\$93,200	\$98,900	\$101,900
Comparable Estimate	\$105,000 (\$89.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-11	112.68-2-14	113.71-8-2	123.35-9-18	123.28-3-9
Owner	Draves, Corrie L	Niedbalski, Samantha L	Otamere, Trina D	Milburth, Robert Joseph	Shaw, Ashley L
Address	198 Wagner St	180 Rossler Ave	295 Parker 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 125	32 x 125	60 x 119	60 x 100	30 x 99
Building 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
Year Built/Eff Yr Built	1910 / 0	1902 / 0	1900 / 0	1914 / 0	1922 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.3	1.3
Bedrooms	3	2	4	2	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	870	1176	1244	1084	920
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1241	1596	1343	1351	989
Att/Det Gar Sqft	378	396	528	360	399
Prior Land	\$11,100				
Prior Total	\$44,000				
Comp Land Estimate	\$12,000	\$8,000	\$13,000	\$12,000	\$7,000
Sale Date		10/14/2020	1/3/2020	1/22/2019	4/7/2020
Sale Price		\$131,840	\$111,000	\$106,000	\$85,000
Time Adj Sale Price		\$131,800	\$112,100	\$111,300	\$85,400
TADJSP/SQFT		\$82.58	\$83.47	\$82.38	\$86.35
Total Adj Factors	\$22,600	\$52,000	\$47,400	\$43,600	\$26,400
Adjusted Sale Price		\$102,400	\$87,300	\$90,300	\$81,600
Comparable Estimate	\$93,000 (\$74.94/SFLA)				

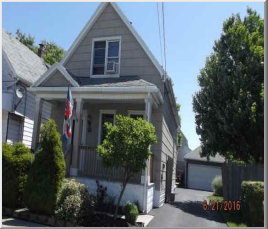


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-1-14	123.28-5-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Borowiak Joseph V Jr &	Contrino, Kathy A	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	199 Wagner St	97 Willowlawn Pkwy	88 Edmund St	92 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 119	75 x 100	90 x 109	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	1912 / 0	1927 / 0	1907 / 0	1911 / 0	1922 / 0	1930 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 100	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	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	1.7	1.5	2.0	2.0
Bedrooms	5	4	4	3	4	5
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1031	1065	1535	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	1418	1758	1993	2145	2200	2178
Att/Det Gar Sqft	528	484	342	744	440	
Prior Land	\$12,000					
Prior Total	\$48,000					
Comp Land Estimate	\$13,000	\$14,000	\$16,000	\$14,000	\$9,000	\$14,000
Sale Date		9/26/2020	11/8/2019	3/1/2018	10/9/2020	9/18/2018
Sale Price		\$166,000	\$155,000	\$168,000	\$137,000	\$128,600
Time Adj Sale Price		\$166,000	\$157,600	\$186,800	\$137,000	\$138,200
TADJSP/SQFT		\$94.43	\$79.08	\$87.09	\$62.27	\$63.45
Total Adj Factors	\$24,900	\$76,000	\$59,400	\$64,200	\$39,600	\$52,500
Adjusted Sale Price		\$114,900	\$123,100	\$147,500	\$122,300	\$110,600
Comparable Estimate	\$124,000 (\$87.45/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-13	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11
Owner	Hartloff, Darlene A	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John
Address	203 Wagner St	88 Edmund St	97 Willowlawn Pkwy	92 Mansion Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	90 x 109	75 x 100	72 x 107	38 x 100
Building 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
Year Built/Eff Yr Built	1910 / 0	1907 / 0	1927 / 0	1911 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 110	C Average 100	C Average 90
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	2.0
Bedrooms	5	4	4	3	4
Full/Half Baths	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
1st Sty Area	1256	1535	1065	1430	1100
2nd Sty Area	0	0	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1861	1993	1758	2145	2200
Att/Det Gar Sqft		342	484	744	440
Prior Land	\$5,000				
Prior Total	\$43,100				
Comp Land Estimate	\$8,000	\$16,000	\$14,000	\$14,000	\$9,000
Sale Date		11/8/2019	9/26/2020	3/1/2018	10/9/2020
Sale Price		\$155,000	\$166,000	\$168,000	\$137,000
Time Adj Sale Price		\$157,600	\$166,000	\$186,800	\$137,000
TADJSP/SQFT		\$79.08	\$94.43	\$87.09	\$62.27
Total Adj Factors	\$18,100	\$59,400	\$76,000	\$64,200	\$39,600
Adjusted Sale Price		\$116,300	\$108,100	\$140,700	\$115,500
Comparable Estimate	\$117,000 (\$62.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-10	113.61-4-24	112.68-1-27	113.62-5-21	113.70-5-17
Owner	Severn, Amanda R	Toledo-Castro, Oudaliz	Klein, Brian J	Rose-Lindquist, Molly K	Samuel, Brittany
Address	206 Wagner St	205 Alaska St	49 Colton St	221 Aris 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	45 x 117	45 x 124	51 x 98	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1951 / 0	1955 / 0	1952 / 0	1950 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	2	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	812	825	720	948	924
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1202	1221	1080	1278	1254
Att/Det Gar Sqft	484		280	352	440
Prior Land	\$12,200				
Prior Total	\$84,000				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$13,000
Sale Date		8/31/2020	10/1/2020	9/16/2020	10/16/2020
Sale Price		\$115,000	\$125,000	\$139,000	\$115,000
Time Adj Sale Price		\$115,000	\$125,000	\$139,000	\$115,000
TADJSP/SQFT		\$94.19	\$115.74	\$108.76	\$91.71
Total Adj Factors	\$53,000	\$27,700	\$44,700	\$53,600	\$54,400
Adjusted Sale Price		\$140,300	\$133,300	\$138,400	\$113,600
Comparable Estimate	\$136,000 (\$113.14/SFLA)				

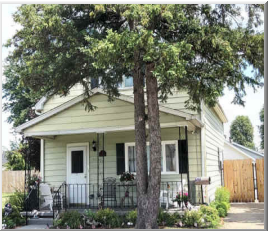
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-12	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	Hughes Mary R	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	209 Wagner St	180 Rossler Ave	118 Hedley St	295 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	32 x 125	60 x 120	60 x 119	45 x 120
Building 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	01 Wood
Year Built/Eff Yr Built	1862 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air 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
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	4	2	2	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1051	1176	1240	1244	936
2nd Sty Area	847	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1959	1596	1840	1343	1776
Att/Det Gar Sqft	510	396	528	528	440
Prior Land	\$7,500				
Prior Total	\$45,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$27,600	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$107,400	\$94,700	\$92,300	\$76,700
Comparable Estimate	\$89,000 (\$45.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-9	113.55-5-11	112.68-2-14	123.28-3-9	123.36-4-1
Owner	Sroka, Mary Ann	Jackson, Kathleen M	Niedbalski, Samantha L	Shaw, Ashley L	Silver, Danielle Nicolle
Address	210 Wagner St	97 Girard Ave	180 Rossler Ave	125 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 125	63 x 108	32 x 125	30 x 99	30 x 100
Building 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
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1902 / 0	1922 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1204	1070	1176	920	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1421	1520	1596	989	1480
Att/Det Gar Sqft	330	399	396		
Prior Land	\$15,000				
Prior Total	\$43,000				
Comp Land Estimate	\$17,000	\$13,000	\$8,000	\$7,000	\$12,000
Sale Date		9/30/2019	10/14/2020	4/7/2020	7/13/2018
Sale Price		\$125,600	\$131,840	\$85,000	\$112,000
Time Adj Sale Price		\$128,500	\$131,800	\$85,400	\$121,800
TADJSP/SQFT		\$84.54	\$82.58	\$86.35	\$82.30
Total Adj Factors	\$48,100	\$48,100	\$52,000	\$26,400	\$44,200
Adjusted Sale Price		\$128,500	\$127,900	\$107,100	\$125,700
Comparable Estimate	\$121,000 (\$85.15/SFLA)				

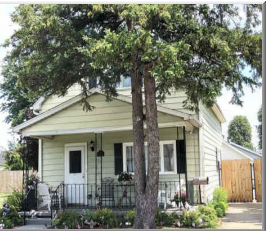


Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-11	123.28-5-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11
Owner	APC Necessities LLC	Contrino, Kathy A	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John
Address	213 Wagner St	97 Willowlawn Pkwy	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	75 x 100	90 x 109	72 x 107	38 x 100
Building 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
Year Built/Eff Yr Built	1900 / 0	1927 / 0	1907 / 0	1911 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air Yes	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.7	1.7	1.5	2.0
Bedrooms	4	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1238	1065	1535	1430	1100
2nd Sty Area	0	0	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1508	1758	1993	2145	2200
Att/Det Gar Sqft		484	342	744	440
Prior Land	\$7,500				
Prior Total	\$44,000				
Comp Land Estimate	\$8,000	\$14,000	\$16,000	\$14,000	\$9,000
Sale Date		9/26/2020	11/8/2019	3/1/2018	10/9/2020
Sale Price		\$166,000	\$155,000	\$168,000	\$137,000
Time Adj Sale Price		\$166,000	\$157,600	\$186,800	\$137,000
TADJSP/SQFT		\$94.43	\$79.08	\$87.09	\$62.27
Total Adj Factors	\$15,600	\$76,000	\$59,400	\$64,200	\$39,600
Adjusted Sale Price		\$105,600	\$113,800	\$138,200	\$113,000
Comparable Estimate	\$114,000 (\$75.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-10	112.68-2-14	113.61-5-15	113.71-8-2	113.55-5-11
Owner	Maconaghy, Joshua JM	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	Jackson, Kathleen M
Address	215 Wagner St	180 Rossler Ave	118 Hedley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	32 x 125	60 x 120	60 x 119	63 x 108
Building 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	04 Composition
Year Built/Eff Yr Built	1870 / 0	1902 / 0	1903 / 0	1900 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5
Bedrooms	3	2	2	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1093	1176	1240	1244	1070
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1648	1596	1840	1343	1520
Att/Det Gar Sqft	528	396	528	528	399
Prior Land	\$7,500				
Prior Total	\$72,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$13,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	9/30/2019
Sale Price		\$131,840	\$115,000	\$111,000	\$125,600
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$128,500
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$84.54
Total Adj Factors	\$52,700	\$52,000	\$60,000	\$47,400	\$48,100
Adjusted Sale Price		\$132,500	\$119,800	\$117,400	\$133,100
Comparable Estimate	\$125,000 (\$75.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-8	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	WNY Realty LLC	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	220 Wagner St	180 Rossler Ave	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 125	32 x 125	60 x 120	60 x 119	45 x 120
Building 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
Year Built/Eff Yr Built	1901 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	4	2	2	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	864	1176	1240	1244	936
2nd Sty Area	820	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1684	1596	1840	1343	1776
Att/Det Gar Sqft	352	396	528	528	440
Prior Land	\$7,700				
Prior Total	\$40,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$24,000	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$103,800	\$91,100	\$88,700	\$73,100
Comparable Estimate	\$92,000 (\$54.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-9	123.36-5-29.11	113.64-2-8	113.54-5-1.1	112.67-5-4
Owner	Doyle, Mark A	Kaneza, John	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Montes, Brian
Address	221 Wagner St	57 Willowlawn Pkwy	88 Edmund St	92 Mansion Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 120	38 x 100	90 x 109	72 x 107	50 x 159
Building 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
Year Built/Eff Yr Built	1900 / 0	1922 / 0	1907 / 0	1911 / 0	1930 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	D Economy 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	2.0
Bedrooms	4	4	4	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1316	1100	1535	1430	1188
2nd Sty Area	660	1100	0	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2192	2200	1993	2145	2178
Att/Det Gar Sqft		440	342	744	
Prior Land	\$12,000				
Prior Total	\$66,000				
Comp Land Estimate	\$13,000	\$9,000	\$16,000	\$14,000	\$10,000
Sale Date		10/9/2020	11/8/2019	3/1/2018	9/18/2018
Sale Price		\$137,000	\$155,000	\$168,000	\$128,600
Time Adj Sale Price		\$137,000	\$157,600	\$186,800	\$138,200
TADJSP/SQFT		\$62.27	\$79.08	\$87.09	\$63.45
Total Adj Factors	\$37,800	\$39,600	\$59,400	\$64,200	\$52,500
Adjusted Sale Price		\$135,200	\$136,000	\$160,400	\$123,500
Comparable Estimate	\$131,000 (\$59.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-7	112.68-2-14	113.61-5-15	113.70-2-11	113.71-8-2
Owner	Webb, James C	Niedbalski, Samantha L	Marone, Thomas	La Mond, Lisa	Otamere, Trina D
Address	222 Wagner St	180 Rossler Ave	118 Hedley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 125	32 x 125	60 x 120	45 x 120	60 x 119
Building 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
Year Built/Eff Yr Built	1910 / 0	1902 / 0	1903 / 0	1937 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	1.3
Bedrooms	4	2	2	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	1032	1176	1240	936	1244
2nd Sty Area	280	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1792	1596	1840	1776	1343
Att/Det Gar Sqft		396	528	440	528
Prior Land	\$5,000				
Prior Total	\$69,400				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$11,000	\$13,000
Sale Date		10/14/2020	4/10/2018	6/23/2020	1/3/2020
Sale Price		\$131,840	\$115,000	\$110,800	\$111,000
Time Adj Sale Price		\$131,800	\$127,100	\$111,000	\$112,100
TADJSP/SQFT		\$82.58	\$69.08	\$62.50	\$83.47
Total Adj Factors	\$53,300	\$52,000	\$60,000	\$61,900	\$47,400
Adjusted Sale Price		\$133,100	\$120,400	\$102,400	\$118,000
Comparable Estimate	\$122,000 (\$68.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-8	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	Medina, William	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	225 Wagner St	180 Rossler Ave	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	32 x 125	60 x 120	60 x 119	45 x 120
Building 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
Year Built/Eff Yr Built	1900 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air 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
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	3	2	2	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	952	1176	1240	1244	936
2nd Sty Area	700	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1652	1596	1840	1343	1776
Att/Det Gar Sqft		396	528	528	440
Prior Land	\$7,500				
Prior Total	\$39,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$21,600	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$101,400	\$88,700	\$86,300	\$70,700
Comparable Estimate	\$90,000 (\$54.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-6	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	GMS 76 Company, Inc.	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	226 Wagner St	180 Rossler Ave	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 125	32 x 125	60 x 120	60 x 119	45 x 120
Building 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
Year Built/Eff Yr Built	1901 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air 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
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	3	2	2	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	948	1176	1240	1244	936
2nd Sty Area	684	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1632	1596	1840	1343	1776
Att/Det Gar Sqft	484	396	528	528	440
Prior Land	\$7,700				
Prior Total	\$45,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$25,900	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$105,700	\$93,000	\$90,600	\$75,000
Comparable Estimate	\$94,000 (\$57.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-7	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	Gutek Frank J	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	227 Wagner St	180 Rossler Ave	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	32 x 125	60 x 120	60 x 119	45 x 120
Building 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
Year Built/Eff Yr Built	1900 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	4	2	2	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1102	1176	1240	1244	936
2nd Sty Area	814	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1916	1596	1840	1343	1776
Att/Det Gar Sqft		396	528	528	440
Prior Land	\$7,500				
Prior Total	\$68,000				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$50,300	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$130,100	\$117,400	\$115,000	\$99,400
Comparable Estimate	\$119,000 (\$62.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-4-5	123.28-5-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11
Owner	SPS 76 Company, Inc.	Contrino, Kathy A	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John
Address	228 Wagner St	97 Willowlawn Pkwy	88 Edmund St	92 Mansion Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 125	75 x 100	90 x 109	72 x 107	38 x 100
Building 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
Year Built/Eff Yr Built	1901 / 0	1927 / 0	1907 / 0	1911 / 0	1922 / 0
Condition	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 90
Heat Type/Central Air	1 No central No	3 Hot wtr/strm No	2 Hot air Yes	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.5	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	859	1065	1535	1430	1100
2nd Sty Area	722	0	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1581	1758	1993	2145	2200
Att/Det Gar Sqft	484	484	342	744	440
Prior Land	\$10,400				
Prior Total	\$45,000				
Comp Land Estimate	\$11,000	\$14,000	\$16,000	\$14,000	\$9,000
Sale Date		9/26/2020	11/8/2019	3/1/2018	10/9/2020
Sale Price		\$166,000	\$155,000	\$168,000	\$137,000
Time Adj Sale Price		\$166,000	\$157,600	\$186,800	\$137,000
TADJSP/SQFT		\$94.43	\$79.08	\$87.09	\$62.27
Total Adj Factors	\$46,800	\$76,000	\$59,400	\$64,200	\$39,600
Adjusted Sale Price		\$136,800	\$145,000	\$169,400	\$144,200
Comparable Estimate	\$146,000 (\$92.35/SFLA)				\$52,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-6	113.55-9-13	123.36-5-29.11	113.64-2-8	113.54-5-1.1
Owner	Londo Terrance	Crone, Scott E	Kaneza, John	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	229 Wagner St	35 Wabash Ave	57 Willowlawn Pkwy	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	40 x 108	38 x 100	90 x 109	72 x 107
Building 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
Year Built/Eff Yr Built	1900 / 0	1920 / 0	1922 / 0	1907 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.5
Bedrooms	5	4	4	4	3
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1128	1440	1100	1535	1430
2nd Sty Area	1220	1080	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2348	2520	2200	1993	2145
Att/Det Gar Sqft	440	440	440	342	744
Prior Land	\$7,500				
Prior Total	\$95,000				
Comp Land Estimate	\$8,000	\$10,000	\$9,000	\$16,000	\$14,000
Sale Date		12/30/2019	10/9/2020	11/8/2019	3/1/2018
Sale Price		\$134,999	\$137,000	\$155,000	\$168,000
Time Adj Sale Price		\$136,800	\$137,000	\$157,600	\$186,800
TADJSP/SQFT		\$54.29	\$62.27	\$79.08	\$87.09
Total Adj Factors	\$69,600	\$76,800	\$39,600	\$59,400	\$64,200
Adjusted Sale Price		\$129,600	\$167,000	\$167,800	\$192,200
Comparable Estimate	\$162,000 (\$68.99/SFLA)				\$52,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-1-5	112.68-2-14	113.61-5-15	113.71-8-2	113.70-2-11
Owner	Popiela, Timothy	Niedbalski, Samantha L	Marone, Thomas	Otamere, Trina D	La Mond, Lisa
Address	233 Wagner St	180 Rossler Ave	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	32 x 125	60 x 120	60 x 119	45 x 120
Building 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
Year Built/Eff Yr Built	1900 / 0	1902 / 0	1903 / 0	1900 / 0	1937 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air 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
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	3	2	2	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	1105	1176	1240	1244	936
2nd Sty Area	704	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1809	1596	1840	1343	1776
Att/Det Gar Sqft		396	528	528	440
Prior Land	\$5,000				
Prior Total	\$34,700				
Comp Land Estimate	\$8,000	\$8,000	\$13,000	\$13,000	\$11,000
Sale Date		10/14/2020	4/10/2018	1/3/2020	6/23/2020
Sale Price		\$131,840	\$115,000	\$111,000	\$110,800
Time Adj Sale Price		\$131,800	\$127,100	\$112,100	\$111,000
TADJSP/SQFT		\$82.58	\$69.08	\$83.47	\$62.50
Total Adj Factors	\$5,100	\$52,000	\$60,000	\$47,400	\$61,900
Adjusted Sale Price		\$84,900	\$72,200	\$69,800	\$54,200
Comparable Estimate	\$73,000 (\$40.35/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-4-4	113.64-2-8	123.28-5-13	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Westphal, Daniel J	Prible, Stacey Lin	Contrino, Kathy A	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	234 Wagner 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	45 x 125	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	04 Composition	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	D Economy	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	2 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	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	942	1535	1065	1430	1100	1188
2nd Sty Area	864	0	0	0	1100	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1806	1993	1758	2145	2200	2178
Att/Det Gar Sqft	440	342	484	744	440	
Prior Land	\$10,400					
Prior Total	\$57,000					
Comp Land Estimate	\$11,000	\$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	\$43,500	\$59,400	\$76,000	\$64,200	\$39,600	\$52,500
Adjusted Sale Price		\$141,700	\$133,500	\$166,100	\$140,900	\$129,200
Comparable Estimate	\$142,000 (\$78.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-12	113.06-4-15	102.18-2-32	113.47-4-9	113.06-3-21
Owner	Cloen, Marcia	Daniels, Christopher F	Rodriguez, Kristen	Miller, Andrew J	Matthews, Licatense
Address	16 Wallace Ave	39 Lemoine Ave	123 Wallace Ave	123 Kennedy Rd	55 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 84	60 x 110	52 x 110	60 x 102	51 x 110
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1958 / 0	1949 / 0	1961 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	2	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	968	1036	1212	936	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 300	0 0	0 468	0 240
SFLA	968	1036	1212	936	1218
Att/Det Gar Sqft		500	484	532	280
Prior Land	\$10,200				
Prior Total	\$74,000				
Comp Land Estimate	\$11,000	\$13,000	\$12,000	\$12,000	\$11,000
Sale Date		5/30/2018	11/21/2019	8/28/2020	10/25/2019
Sale Price		\$105,000	\$125,000	\$155,000	\$135,000
Time Adj Sale Price		\$115,400	\$127,100	\$155,000	\$137,700
TADJSP/SQFT		\$111.39	\$104.87	\$165.60	\$113.05
Total Adj Factors	\$47,400	\$54,900	\$62,000	\$52,300	\$60,100
Adjusted Sale Price		\$107,900	\$112,500	\$150,100	\$125,000
Comparable Estimate	\$124,000 (\$128.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-11	113.06-3-8	113.55-5-9	102.18-3-26	113.63-3-4
Owner	Hockwater, Paul	Wyatt, Ayeshia Eboniqu	Siracuse, Lisa K	Groves-Pilc, Emily	Kenney, Emily D
Address	20 Wallace Ave	32 Lemoine Ave	81 Girard Ave	125 Lemoine Ave	225 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 110	56 x 110	63 x 108	55 x 110	45 x 123
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1955 / 0	1958 / 1963	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1216	918	912	1120	953
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 352
SFLA	1632	1377	1346	1475	1667
Att/Det Gar Sqft	320	351	336	440	484
Prior Land	\$10,700				
Prior Total	\$82,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		4/20/2018	1/3/2020	1/29/2018	9/30/2019
Sale Price		\$114,500	\$155,217	\$135,000	\$121,000
Time Adj Sale Price		\$126,600	\$156,800	\$151,700	\$123,800
TADJSP/SQFT		\$91.94	\$116.49	\$102.85	\$74.27
Total Adj Factors	\$62,900	\$56,200	\$58,200	\$59,300	\$66,800
Adjusted Sale Price		\$133,300	\$161,500	\$155,300	\$119,900
Comparable Estimate	\$140,000 (\$85.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-13.1	113.06-3-21	113.40-1-2	102.18-2-32	113.48-1-5
Owner	Zak, Charlotte	Matthews, Licatese	Doromal, Rodolfo	Rodriguez, Kristen	Harp, Sarah C
Address	21 Wallace Ave	55 Wallace Ave	134 Patricia Ln	123 Wallace Ave	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	84 x 110	51 x 110	52 x 102	52 x 110	51 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1961 / 0	1967 / 0	1958 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 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
1st Sty Area	1272	1218	1120	1212	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 560	0 0	0 644
SFLA	1272	1218	1120	1212	1120
Att/Det Gar Sqft		280	308	484	352
Prior Land	\$13,700				
Prior Total	\$98,000				
Comp Land Estimate	\$15,000	\$12,000	\$11,000	\$12,000	\$11,000
Sale Date		10/25/2019	9/28/2020	11/21/2019	11/6/2019
Sale Price		\$135,000	\$158,000	\$125,000	\$150,000
Time Adj Sale Price		\$137,700	\$158,000	\$127,100	\$152,500
TADJSP/SQFT		\$113.05	\$141.07	\$104.87	\$127.08
Total Adj Factors	\$58,800	\$60,100	\$59,700	\$62,000	\$56,900
Adjusted Sale Price		\$136,400	\$157,100	\$123,900	\$147,200
Comparable Estimate	\$140,000 (\$110.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-10	113.06-2-2	113.06-2-10	113.47-3-16	113.47-4-2
Owner	Phillips, Jeffrey J	Nichols, Timothy Russe	Phillips, Jeffrey J	DeSilva, Justin K	McCann, Andrew J
Address	24 Wallace Ave	64 Wallace Ave	24 Wallace Ave	161 Kennedy Rd	72 Milsom Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	50 x 110	51 x 110	51 x 102	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	4	3
Full/Half Baths	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
1st Sty Area	832	832	832	736	800
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	832	832	832	1088	998
Att/Det Gar Sqft	300	352	300	484	440
Prior Land	\$10,600				
Prior Total	\$79,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$13,000
Sale Date		12/6/2019	1/14/2019	1/23/2020	4/20/2020
Sale Price		\$94,900	\$99,000	\$129,900	\$140,000
Time Adj Sale Price		\$96,200	\$104,000	\$131,200	\$140,700
TADJSP/SQFT		\$115.63	\$125.00	\$120.59	\$129.56
Total Adj Factors	\$38,200	\$38,300	\$38,200	\$47,900	\$45,500
Adjusted Sale Price		\$96,100	\$104,000	\$121,500	\$128,800
Comparable Estimate	\$116,000 (\$139.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-15	113.06-3-8	102.18-2-27	113.55-5-9	113.47-3-16
Owner	Kennedy, Peter D	Wyatt, Ayeshia Eboniqu	Zielinski, Joseph	Siracuse, Lisa K	DeSilva, Justin K
Address	25 Wallace Ave	32 Lemoine Ave	93 Wallace Ave	81 Girard Ave	161 Kennedy Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	56 x 110	51 x 110	63 x 108	51 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
Full/Half Baths	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
1st Sty Area	858	918	806	912	736
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1287	1377	1209	1346	1088
Att/Det Gar Sqft	462	351	440	336	484
Prior Land	\$9,400				
Prior Total	\$79,800				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		4/20/2018	7/23/2018	1/3/2020	1/23/2020
Sale Price		\$114,500	\$110,000	\$155,217	\$129,900
Time Adj Sale Price		\$126,600	\$119,600	\$156,800	\$131,200
TADJSP/SQFT		\$91.94	\$98.92	\$116.49	\$120.59
Total Adj Factors	\$52,600	\$56,200	\$50,700	\$58,200	\$47,900
Adjusted Sale Price		\$123,000	\$121,500	\$151,200	\$135,900
Comparable Estimate	\$135,000 (\$104.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-9	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Getty, Nadine	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	30 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1074	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 240	0 300	0 560
SFLA	1074	1212	1218	1036	1120
Att/Det Gar Sqft	308	484	280	500	308
Prior Land	\$10,600				
Prior Total	\$87,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$54,700	\$62,000	\$60,100	\$54,900	\$55,800
Adjusted Sale Price		\$119,800	\$132,300	\$115,200	\$133,900
Comparable Estimate	\$131,000 (\$121.97/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-3-16	113.06-3-8	102.18-3-26	113.55-5-9	102.18-2-27	113.61-5-12
Owner	Hughes, Diane	Wyatt, Ayeshia Eboniqu	Groves-Pilc, Emily	Siracuse, Lisa K	Zielinski, Joseph	Whitaker, Carrie L
Address	31 Wallace Ave	32 Lemoine Ave	125 Lemoine Ave	81 Girard Ave	93 Wallace 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 110	56 x 110	55 x 110	63 x 108	51 x 110	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	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1958 / 1963	1955 / 0	1958 / 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	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	5	3	3	3	4	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	918	1120	912	806	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 400	0 470
SFLA	1568	1377	1475	1346	1209	1526
Att/Det Gar Sqft	484	351	440	336	440	484
Prior Land	\$10,500					
Prior Total	\$92,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$12,000	\$13,000
Sale Date		4/20/2018	1/29/2018	1/3/2020	7/23/2018	11/6/2019
Sale Price		\$114,500	\$135,000	\$155,217	\$110,000	\$129,900
Time Adj Sale Price		\$126,600	\$151,700	\$156,800	\$119,600	\$132,100
TADJSP/SQFT		\$91.94	\$102.85	\$116.49	\$98.92	\$86.57
Total Adj Factors	\$63,700	\$56,200	\$59,300	\$58,200	\$50,700	\$65,900
Adjusted Sale Price		\$134,100	\$156,100	\$162,300	\$132,600	\$129,900
Comparable Estimate	\$143,000 (\$91.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-8	102.18-2-27	113.47-3-16	113.47-4-2	113.06-3-8
Owner	Esch, Gilbert F	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Wyatt, Ayeshia Eboniqu
Address	34 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	32 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	51 x 102	75 x 102	56 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	736	734	918
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 520
SFLA	1248	1209	1088	1086	1377
Att/Det Gar Sqft	280	440	484	576	351
Prior Land	\$9,500				
Prior Total	\$77,100				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	4/20/2018
Sale Price		\$110,000	\$129,900	\$140,000	\$114,500
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$126,600
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$91.94
Total Adj Factors	\$49,900	\$50,700	\$47,900	\$50,100	\$56,200
Adjusted Sale Price		\$118,800	\$133,200	\$140,500	\$120,300
Comparable Estimate	\$128,000 (\$102.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-17	113.06-3-8	113.55-5-9	102.18-2-27	113.47-3-16
Owner	Jaskier , Barbara L	Wyatt, Ayeshia Eboniqu	Siracuse, Lisa K	Zielinski, Joseph	DeSilva, Justin K
Address	35 Wallace Ave	32 Lemoine Ave	81 Girard Ave	93 Wallace Ave	125 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	56 x 110	63 x 108	51 x 110	55 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1955 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	924	918	912	806	736
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 462	0 0	0 0	0 400	0 0
SFLA	1386	1377	1346	1209	1088
Att/Det Gar Sqft	280	351	336	440	484
Prior Land	\$10,500				
Prior Total	\$84,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		4/20/2018	1/3/2020	7/23/2018	1/23/2020
Sale Price		\$114,500	\$155,217	\$110,000	\$129,900
Time Adj Sale Price		\$126,600	\$156,800	\$119,600	\$131,200
TADJSP/SQFT		\$91.94	\$116.49	\$98.92	\$120.59
Total Adj Factors	\$54,700	\$56,200	\$58,200	\$50,700	\$47,900
Adjusted Sale Price		\$125,100	\$153,300	\$123,600	\$138,000
Comparable Estimate	\$137,000 (\$98.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-7	102.18-2-27	113.47-3-16	113.47-4-2	113.06-3-8
Owner	Mack Helen	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Wyatt, Ayeshia Eboniqu
Address	40 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	32 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	51 x 102	75 x 102	56 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	736	734	918
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 520
SFLA	1248	1209	1088	1086	1377
Att/Det Gar Sqft	480	440	484	576	351
Prior Land	\$11,600				
Prior Total	\$84,800				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	4/20/2018
Sale Price		\$110,000	\$129,900	\$140,000	\$114,500
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$126,600
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$91.94
Total Adj Factors	\$50,200	\$50,700	\$47,900	\$50,100	\$56,200
Adjusted Sale Price		\$119,100	\$133,500	\$140,800	\$120,600
Comparable Estimate	\$129,000 (\$103.37/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-3-18	113.06-3-21	102.18-2-32	113.47-4-13	113.56-7-29	113.40-1-2
Owner	Witkowski, David	Matthews, Licatese	Rodriguez, Kristen	Hurley, Carolyn J	Geyer, Craig	Doromal, Rodolfo
Address	41 Wallace Ave	55 Wallace Ave	123 Wallace Ave	147 Kennedy Rd	57 St Felix Ave	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	51 x 110	51 x 110	52 x 110	50 x 102	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1961 / 0	1960 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1184	1218	1212	1120	1176	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 240	0 0	0 0	0 1000	0 560
SFLA	1184	1218	1212	1120	1176	1120
Att/Det Gar Sqft	360	280	484	352	440	308
Prior Land	\$10,600					
Prior Total	\$72,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000	\$11,000
Sale Date		10/25/2019	11/21/2019	10/21/2020	10/2/2020	9/28/2020
Sale Price		\$135,000	\$125,000	\$135,000	\$162,000	\$158,000
Time Adj Sale Price		\$137,700	\$127,100	\$135,000	\$162,000	\$158,000
TADJSP/SQFT		\$113.05	\$104.87	\$120.54	\$137.76	\$141.07
Total Adj Factors	\$58,600	\$60,100	\$62,000	\$55,800	\$61,600	\$59,700
Adjusted Sale Price		\$136,200	\$123,700	\$137,800	\$159,000	\$156,900
Comparable Estimate	\$143,000 (\$120.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-6	102.18-2-27	113.47-3-16	113.47-4-2	113.06-3-8
Owner	Strasser, George	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Wyatt, Ayeshia Eboniqu
Address	44 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	32 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	51 x 102	75 x 102	56 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	736	734	918
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 520
SFLA	1248	1209	1088	1086	1377
Att/Det Gar Sqft	440	440	484	576	351
Prior Land	\$9,500				
Prior Total	\$78,100				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	4/20/2018
Sale Price		\$110,000	\$129,900	\$140,000	\$114,500
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$126,600
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$91.94
Total Adj Factors	\$51,400	\$50,700	\$47,900	\$50,100	\$56,200
Adjusted Sale Price		\$120,300	\$134,700	\$142,000	\$121,800
Comparable Estimate	\$130,000 (\$104.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-3-19	102.18-2-27	113.47-3-16	113.47-4-2	113.48-5-17	113.06-2-2
Owner	Kingsland, Earl	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Carrillo, Fausto E	Nichols, Timothy Russe
Address	45 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	141 Standard Pkwy	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	51 x 110	51 x 102	75 x 102	50 x 102	50 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	825	806	736	734	780	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 520	0 0
SFLA	1221	1209	1088	1086	1170	832
Att/Det Gar Sqft	240	440	484	576	352	352
Prior Land	\$9,500					
Prior Total	\$76,300					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$11,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	9/11/2019	12/6/2019
Sale Price		\$110,000	\$129,900	\$140,000	\$125,300	\$94,900
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$128,200	\$96,200
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$109.57	\$115.63
Total Adj Factors	\$48,800	\$50,700	\$47,900	\$50,100	\$48,800	\$38,300
Adjusted Sale Price		\$117,700	\$132,100	\$139,400	\$128,200	\$106,700
Comparable Estimate	\$125,000 (\$102.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-2-5	102.18-2-27	113.47-3-16	113.47-4-2	113.06-3-8	113.48-5-17
Owner	Pawelski, Richard	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Wyatt, Ayeshia Eboniqu	Carrillo, Fausto E
Address	50 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	32 Lemoine Ave	141 Standard 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	51 x 110	51 x 110	51 x 102	75 x 102	56 x 110	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1960 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	4	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	736	734	918	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 400	0 0	0 0	0 0	0 520
SFLA	1248	1209	1088	1086	1377	1170
Att/Det Gar Sqft	440	440	484	576	351	352
Prior Land	\$10,600					
Prior Total	\$83,000					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000	\$11,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	4/20/2018	9/11/2019
Sale Price		\$110,000	\$129,900	\$140,000	\$114,500	\$125,300
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$126,600	\$128,200
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$91.94	\$109.57
Total Adj Factors	\$54,600	\$50,700	\$47,900	\$50,100	\$56,200	\$48,800
Adjusted Sale Price		\$123,500	\$137,900	\$145,200	\$125,000	\$134,000
Comparable Estimate	\$133,000 (\$106.57/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-20	102.18-2-27	113.06-3-8	113.55-5-9	113.47-3-16
Owner	Walek, Eugene J	Zielinski, Joseph	Wyatt, Ayeshia Eboniqu	Siracuse, Lisa K	DeSilva, Justin K
Address	51 Wallace Ave	93 Wallace Ave	32 Lemoine Ave	81 Girard Ave	161 Kennedy Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	56 x 110	63 x 108	51 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1960 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	4
Full/Half Baths	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
1st Sty Area	858	806	918	912	736
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 429	0 400	0 0	0 0	0 0
SFLA	1287	1209	1377	1346	1088
Att/Det Gar Sqft	345	440	351	336	484
Prior Land	\$10,600				
Prior Total	\$80,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		7/23/2018	4/20/2018	1/3/2020	1/23/2020
Sale Price		\$110,000	\$114,500	\$155,217	\$129,900
Time Adj Sale Price		\$119,600	\$126,600	\$156,800	\$131,200
TADJSP/SQFT		\$98.92	\$91.94	\$116.49	\$120.59
Total Adj Factors	\$52,500	\$50,700	\$56,200	\$58,200	\$47,900
Adjusted Sale Price		\$121,400	\$122,900	\$151,100	\$135,800
Comparable Estimate	\$135,000 (\$104.9/SFLA)				\$50,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-2-4	113.06-3-8	102.18-3-26	113.55-5-9	102.18-2-27	113.61-5-12
Owner	Tymorek David N & W	Wyatt, Ayeshia Eboniqu	Groves-Pilc, Emily	Siracuse, Lisa K	Zielinski, Joseph	Whitaker, Carrie L
Address	54 Wallace Ave	32 Lemoine Ave	125 Lemoine Ave	81 Girard Ave	93 Wallace 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	51 x 110	56 x 110	55 x 110	63 x 108	51 x 110	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	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1958 / 1963	1955 / 0	1958 / 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	918	1120	912	806	1050
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 400	0 470
SFLA	1520	1377	1475	1346	1209	1526
Att/Det Gar Sqft	352	351	440	336	440	484
Prior Land	\$10,600					
Prior Total	\$88,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$12,000	\$13,000
Sale Date		4/20/2018	1/29/2018	1/3/2020	7/23/2018	11/6/2019
Sale Price		\$114,500	\$135,000	\$155,217	\$110,000	\$129,900
Time Adj Sale Price		\$126,600	\$151,700	\$156,800	\$119,600	\$132,100
TADJSP/SQFT		\$91.94	\$102.85	\$116.49	\$98.92	\$86.57
Total Adj Factors	\$59,700	\$56,200	\$59,300	\$58,200	\$50,700	\$65,900
Adjusted Sale Price		\$130,100	\$152,100	\$158,300	\$128,600	\$125,900
Comparable Estimate	\$139,000 (\$91.45/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-3-21	113.06-3-21	102.18-2-32	113.47-4-13	113.48-1-5	113.56-7-29
Owner	Matthews, Licatese	Matthews, Licatese	Rodriguez, Kristen	Hurley, Carolyn J	Harp, Sarah C	Geyer, Craig
Address	55 Wallace Ave	55 Wallace Ave	123 Wallace Ave	147 Kennedy Rd	94 Patricia Ln	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	51 x 110	51 x 110	52 x 110	50 x 102	51 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1958 / 0	1961 / 0	1965 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 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	1218	1218	1212	1120	1200	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 240	0 0	0 0	0 1200	0 1000
SFLA	1218	1218	1212	1120	1200	1176
Att/Det Gar Sqft	280	280	484	352	352	440
Prior Land	\$10,600					
Prior Total	\$93,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000	\$11,000
Sale Date		10/25/2019	11/21/2019	10/21/2020	11/6/2019	10/2/2020
Sale Price		\$135,000	\$125,000	\$135,000	\$150,000	\$162,000
Time Adj Sale Price		\$137,700	\$127,100	\$135,000	\$152,500	\$162,000
TADJSP/SQFT		\$113.05	\$104.87	\$120.54	\$127.08	\$137.76
Total Adj Factors	\$60,100	\$60,100	\$62,000	\$55,800	\$64,100	\$61,600
Adjusted Sale Price		\$137,700	\$125,200	\$139,300	\$148,500	\$160,500
Comparable Estimate	\$142,000 (\$116.58/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-2-3	102.18-2-13	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Dukat Thelma	Leli, Susan	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	60 Wallace Ave	138 Lemoine Ave	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	51 x 110	60 x 110	52 x 102	50 x 102	51 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1961 / 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	5	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	832	1338	832	858	858	832
2nd Sty Area	832	980	832	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1664	2591	1664	1716	1716	1664
Att/Det Gar Sqft		399		528		
Prior Land	\$10,600					
Prior Total	\$80,000					
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$11,000	\$11,000	\$11,000
Sale Date		9/23/2020	2/7/2020	9/12/2019	6/20/2019	1/22/2018
Sale Price		\$169,900	\$130,000	\$160,000	\$145,000	\$124,900
Time Adj Sale Price		\$169,900	\$131,100	\$163,800	\$149,900	\$140,400
TADJSP/SQFT		\$65.57	\$78.79	\$95.45	\$87.35	\$84.38
Total Adj Factors	\$60,400	\$91,500	\$57,000	\$65,300	\$58,300	\$56,900
Adjusted Sale Price		\$138,800	\$134,500	\$158,900	\$152,000	\$143,900
Comparable Estimate	\$146,000 (\$87.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-22	113.06-3-21	102.18-2-32	113.47-4-13	113.40-1-2
Owner	Hawkins , Patricia S	Matthews, Licatese	Rodriguez, Kristen	Hurley, Carolyn J	Doromal, Rodolfo
Address	61 Wallace Ave	55 Wallace Ave	123 Wallace Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	52 x 110	50 x 102	52 x 102
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1961 / 0	1967 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1218	1212	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 1000
SFLA	1148	1218	1212	1120	1176
Att/Det Gar Sqft	352	280	484	352	440
Prior Land	\$10,600				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000
Sale Date		10/25/2019	11/21/2019	10/21/2020	10/2/2020
Sale Price		\$135,000	\$125,000	\$135,000	\$162,000
Time Adj Sale Price		\$137,700	\$127,100	\$135,000	\$162,000
TADJSP/SQFT		\$113.05	\$104.87	\$120.54	\$137.76
Total Adj Factors	\$55,700	\$60,100	\$62,000	\$55,800	\$61,600
Adjusted Sale Price		\$133,300	\$120,800	\$134,900	\$156,100
Comparable Estimate	\$140,000 (\$121.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.06-2-2	113.06-2-2	113.06-2-10	113.47-3-16	113.47-4-2	102.18-2-27
Owner	Nichols, Timothy Russe	Nichols, Timothy Russe	Phillips, Jeffrey J	DeSilva, Justin K	McCann, Andrew J	Zielinski, Joseph
Address	64 Wallace Ave	64 Wallace Ave	24 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	93 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	50 x 110	51 x 110	51 x 102	75 x 102	51 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1957 / 0	1956 / 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	2	4	4	4
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	832	832	832	736	734	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	0 400
SFLA	832	832	832	1088	1086	1209
Att/Det Gar Sqft	352	352	300	484	576	440
Prior Land	\$10,500					
Prior Total	\$78,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		12/6/2019	1/14/2019	1/23/2020	4/20/2020	7/23/2018
Sale Price		\$94,900	\$99,000	\$129,900	\$140,000	\$110,000
Time Adj Sale Price		\$96,200	\$104,000	\$131,200	\$140,700	\$119,600
TADJSP/SQFT		\$115.63	\$125.00	\$120.59	\$129.56	\$98.92
Total Adj Factors	\$38,300	\$38,300	\$38,200	\$47,900	\$50,100	\$50,700
Adjusted Sale Price		\$96,200	\$104,100	\$121,600	\$128,900	\$107,200
Comparable Estimate	\$112,000 (\$134.62/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-23	113.06-3-21	102.18-2-32	113.47-4-13	113.56-7-29
Owner	Payton Eleanor	Matthews, Licatese	Rodriguez, Kristen	Hurley, Carolyn J	Geyer, Craig
Address	65 Wallace Ave	55 Wallace Ave	123 Wallace Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	52 x 110	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1961 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1218	1218	1212	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 1000
SFLA	1218	1218	1212	1120	1176
Att/Det Gar Sqft	378	280	484	352	440
Prior Land	\$10,600				
Prior Total	\$93,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000
Sale Date		10/25/2019	11/21/2019	10/21/2020	10/2/2020
Sale Price		\$135,000	\$125,000	\$135,000	\$162,000
Time Adj Sale Price		\$137,700	\$127,100	\$135,000	\$162,000
TADJSP/SQFT		\$113.05	\$104.87	\$120.54	\$137.76
Total Adj Factors	\$58,800	\$60,100	\$62,000	\$55,800	\$61,600
Adjusted Sale Price		\$136,400	\$123,900	\$138,000	\$159,200
Comparable Estimate	\$141,000 (\$115.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-2-1	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Odrobina, Gregory	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	70 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	320	484	280	500	308
Prior Land	\$10,500				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$53,700	\$62,000	\$60,100	\$54,900	\$55,800
Adjusted Sale Price		\$118,800	\$131,300	\$114,200	\$132,900
Comparable Estimate	\$130,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.06-3-24	113.06-3-21	113.06-4-15	102.18-2-32	113.47-4-13
Owner	Kelly, Patricia A	Matthews, Licatese	Daniels, Christopher F	Rodriguez, Kristen	Hurley, Carolyn J
Address	71 Wallace Ave	55 Wallace Ave	39 Lemoine Ave	123 Wallace 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	60 x 110	52 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1959 / 0	1958 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	904	1218	1036	1212	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 300	0 0	0 0
SFLA	904	1218	1036	1212	1120
Att/Det Gar Sqft	368	280	500	484	352
Prior Land	\$10,600				
Prior Total	\$80,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		10/25/2019	5/30/2018	11/21/2019	10/21/2020
Sale Price		\$135,000	\$105,000	\$125,000	\$135,000
Time Adj Sale Price		\$137,700	\$115,400	\$127,100	\$135,000
TADJSP/SQFT		\$113.05	\$111.39	\$104.87	\$120.54
Total Adj Factors	\$47,600	\$60,100	\$54,900	\$62,000	\$55,800
Adjusted Sale Price		\$125,200	\$108,100	\$112,700	\$126,800
Comparable Estimate	\$119,000 (\$131.64/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-24	102.18-2-27	113.06-3-8	113.47-3-16	113.47-4-2	113.06-2-2
Owner	Kelly Ann M	Zielinski, Joseph	Wyatt, Ayeshia Eboniqu	DeSilva, Justin K	McCann, Andrew J	Nichols, Timothy Russe
Address	74 Wallace Ave	93 Wallace Ave	32 Lemoine Ave	161 Kennedy Rd	72 Milsom Ave	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	51 x 110	56 x 110	51 x 102	75 x 102	50 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1960 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	4	4	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	918	736	734	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1248	1209	1377	1088	1086	832
Att/Det Gar Sqft	400	440	351	484	576	352
Prior Land	\$10,500					
Prior Total	\$79,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	4/20/2018	1/23/2020	4/20/2020	12/6/2019
Sale Price		\$110,000	\$114,500	\$129,900	\$140,000	\$94,900
Time Adj Sale Price		\$119,600	\$126,600	\$131,200	\$140,700	\$96,200
TADJSP/SQFT		\$98.92	\$91.94	\$120.59	\$129.56	\$115.63
Total Adj Factors	\$51,400	\$50,700	\$56,200	\$47,900	\$50,100	\$38,300
Adjusted Sale Price		\$120,300	\$121,800	\$134,700	\$142,000	\$109,300
Comparable Estimate	\$126,000 (\$100.96/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-24	102.18-2-13	113.47-3-20	113.48-8-7	113.48-8-2	113.08-3-8
Owner	Frank Donald E II	Leli, Susan	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Donius, Michael P
Address	75 Wallace Ave	138 Lemoine Ave	177 Kennedy Rd	50 Patricia Ln	70 Patricia Ln	25 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 110	60 x 110	52 x 102	50 x 102	51 x 102	50 x 120
Building Style	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	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	1957 / 0	1961 / 0	1957 / 0	1957 / 0	1957 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	2.0	2.0	2.0	2.0	1.7
Bedrooms	2	5	4	4	4	4
Full/Half Baths	2 / 1	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	3 Partial 0
1st Sty Area	858	1338	832	858	858	1128
2nd Sty Area	0	980	832	858	858	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 468
SFLA	1824	2591	1664	1716	1716	1783
Att/Det Gar Sqft	796	399		528		440
Prior Land	\$10,600					
Prior Total	\$85,000					
Comp Land Estimate	\$12,000	\$13,000	\$11,000	\$11,000	\$11,000	\$16,400
Sale Date		9/23/2020	2/7/2020	9/12/2019	6/20/2019	12/7/2018
Sale Price		\$169,900	\$130,000	\$160,000	\$145,000	\$145,000
Time Adj Sale Price		\$169,900	\$131,100	\$163,800	\$149,900	\$153,200
TADJSP/SQFT		\$65.57	\$78.79	\$95.45	\$87.35	\$85.92
Total Adj Factors	\$69,800	\$91,500	\$57,000	\$65,300	\$58,300	\$84,800
Adjusted Sale Price		\$148,200	\$143,900	\$168,300	\$161,400	\$138,200
Comparable Estimate	\$152,000 (\$83.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-23	102.18-2-27	113.06-3-8	113.47-3-16	113.47-4-2	113.06-2-2
Owner	Bosiacki, Joseph C	Zielinski, Joseph	Wyatt, Ayeshia Eboniqu	DeSilva, Justin K	McCann, Andrew J	Nichols, Timothy Russe
Address	80 Wallace Ave	93 Wallace Ave	32 Lemoine Ave	161 Kennedy Rd	72 Milsom Ave	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	51 x 110	56 x 110	51 x 102	75 x 102	50 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1960 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2	4	3	4	4	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	918	736	734	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1248	1209	1377	1088	1086	832
Att/Det Gar Sqft	432	440	351	484	576	352
Prior Land	\$9,400					
Prior Total	\$69,700					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	4/20/2018	1/23/2020	4/20/2020	12/6/2019
Sale Price		\$110,000	\$114,500	\$129,900	\$140,000	\$94,900
Time Adj Sale Price		\$119,600	\$126,600	\$131,200	\$140,700	\$96,200
TADJSP/SQFT		\$98.92	\$91.94	\$120.59	\$129.56	\$115.63
Total Adj Factors	\$51,100	\$50,700	\$56,200	\$47,900	\$50,100	\$38,300
Adjusted Sale Price		\$120,000	\$121,500	\$134,400	\$141,700	\$109,000
Comparable Estimate	\$125,000 (\$100.16/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-25	102.18-2-32	113.06-3-21	113.47-4-13	113.06-4-15
Owner	Borowczyk, Christine M	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Daniels, Christopher F
Address	81 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	39 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	51 x 110	50 x 102	60 x 110
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1961 / 0	1959 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1212	1218	1120	1036
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300
SFLA	1107	1212	1218	1120	1036
Att/Det Gar Sqft	352	484	280	352	500
Prior Land	\$10,600				
Prior Total	\$85,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$13,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	5/30/2018
Sale Price		\$125,000	\$135,000	\$135,000	\$105,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$115,400
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$111.39
Total Adj Factors	\$55,100	\$62,000	\$60,100	\$55,800	\$54,900
Adjusted Sale Price		\$120,200	\$132,700	\$134,300	\$115,600
Comparable Estimate	\$131,000 (\$118.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-22	113.06-2-2	113.47-3-16	113.47-4-2	102.18-2-27
Owner	Turner, Kim Ann	Nichols, Timothy Russe	DeSilva, Justin K	McCann, Andrew J	Zielinski, Joseph
Address	84 Wallace Ave	64 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	93 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	51 x 102	75 x 102	51 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1957 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	4	2
Full/Half Baths	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
1st Sty Area	720	832	736	734	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 0	0 0	0 400
SFLA	1080	832	1088	1086	1209
Att/Det Gar Sqft	480	352	484	576	440
Prior Land	\$10,500				
Prior Total	\$78,000				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		12/6/2019	1/23/2020	4/20/2020	7/23/2018
Sale Price		\$94,900	\$129,900	\$140,000	\$110,000
Time Adj Sale Price		\$96,200	\$131,200	\$140,700	\$119,600
TADJSP/SQFT		\$115.63	\$120.59	\$129.56	\$98.92
Total Adj Factors	\$47,100	\$38,300	\$47,900	\$50,100	\$50,700
Adjusted Sale Price		\$105,000	\$130,400	\$137,700	\$116,000
Comparable Estimate	\$120,000 (\$111.11/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-26	102.18-2-32	113.06-3-21	113.47-4-13	113.06-4-15	113.40-1-2
Owner	Maggio, Diane F	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Daniels, Christopher F	Doromal, Rodolfo
Address	87 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	39 Lemoine Ave	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	51 x 110	52 x 110	51 x 110	50 x 102	60 x 110	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	2	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1212	1218	1120	1036	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 0	0 240	0 0	0 300	0 560
SFLA	1107	1212	1218	1120	1036	1120
Att/Det Gar Sqft	440	484	280	352	500	308
Prior Land	\$10,600					
Prior Total	\$87,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	5/30/2018	9/28/2020
Sale Price		\$125,000	\$135,000	\$135,000	\$105,000	\$158,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$115,400	\$158,000
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$111.39	\$141.07
Total Adj Factors	\$55,200	\$62,000	\$60,100	\$55,800	\$54,900	\$59,700
Adjusted Sale Price		\$120,300	\$132,800	\$134,400	\$115,700	\$153,500
Comparable Estimate	\$131,000 (\$118.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-21	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Jamoron Molina, Daniel	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	90 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	440	484	280	500	308
Prior Land	\$10,500				
Prior Total	\$85,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$53,900	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$119,000	\$131,500	\$114,400	\$152,200
Comparable Estimate	\$130,000 (\$120.37/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-27	102.18-2-27	113.47-3-16	113.47-4-2	113.06-2-2	113.48-5-17
Owner	Zielinski, Joseph	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Nichols, Timothy Russe	Carrillo, Fausto E
Address	93 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	64 Wallace Ave	141 Standard 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	51 x 110	51 x 110	51 x 102	75 x 102	50 x 110	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	4	4	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	736	734	832	780
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 0	0 520
SFLA	1209	1209	1088	1086	832	1170
Att/Det Gar Sqft	440	440	484	576	352	352
Prior Land	\$10,600					
Prior Total	\$83,000					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000	\$11,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	12/6/2019	9/11/2019
Sale Price		\$110,000	\$129,900	\$140,000	\$94,900	\$125,300
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$96,200	\$128,200
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$115.63	\$109.57
Total Adj Factors	\$52,200	\$50,700	\$47,900	\$50,100	\$38,300	\$48,800
Adjusted Sale Price		\$121,100	\$135,500	\$142,800	\$110,100	\$131,600
Comparable Estimate	\$128,000 (\$105.87/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-28	102.18-2-32	113.06-4-15	113.06-3-21	113.47-4-13
Owner	Banaszak, Richard D	Rodriguez, Kristen	Daniels, Christopher F	Matthews, Licatase	Hurley, Carolyn J
Address	99 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	55 Wallace 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	60 x 110	51 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1961 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1043	1212	1036	1218	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 240	0 560
SFLA	1043	1212	1036	1218	1120
Att/Det Gar Sqft	294	484	500	280	308
Prior Land	\$10,600				
Prior Total	\$85,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		11/21/2019	5/30/2018	10/25/2019	10/21/2020
Sale Price		\$125,000	\$105,000	\$135,000	\$158,000
Time Adj Sale Price		\$127,100	\$115,400	\$137,700	\$158,000
TADJSP/SQFT		\$104.87	\$111.39	\$113.05	\$120.54
Total Adj Factors	\$52,500	\$62,000	\$54,900	\$60,100	\$59,700
Adjusted Sale Price		\$117,600	\$113,000	\$130,100	\$150,800
Comparable Estimate	\$129,000 (\$123.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-19	102.18-2-32	113.06-4-15	113.47-4-9	113.06-3-21
Owner	Dolan, Kacy J	Rodriguez, Kristen	Daniels, Christopher F	Miller, Andrew J	Matthews, Licatense
Address	100 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	123 Kennedy Rd	55 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	60 x 110	60 x 102	51 x 110
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1949 / 0	1961 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	1212	1036	936	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 468	0 240
SFLA	910	1212	1036	936	1218
Att/Det Gar Sqft	440	484	500	532	280
Prior Land	\$10,000				
Prior Total	\$76,600				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$12,000
Sale Date		11/21/2019	5/30/2018	8/28/2020	10/25/2019
Sale Price		\$125,000	\$105,000	\$155,000	\$135,000
Time Adj Sale Price		\$127,100	\$115,400	\$155,000	\$137,700
TADJSP/SQFT		\$104.87	\$111.39	\$165.60	\$113.05
Total Adj Factors	\$48,100	\$62,000	\$54,900	\$52,300	\$60,100
Adjusted Sale Price		\$113,200	\$108,600	\$150,800	\$125,700
Comparable Estimate	\$125,000 (\$137.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-29	102.18-3-26	113.06-3-8	102.18-2-27	113.63-3-4
Owner	Walczyk, Eleanore	Groves-Pilc, Emily	Wyatt, Ayeshia Eboniqu	Zielinski, Joseph	Kenney, Emily D
Address	103 Wallace Ave	125 Lemoine Ave	32 Lemoine Ave	93 Wallace Ave	225 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	51 x 110	55 x 110	56 x 110	51 x 110	45 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 1963	1960 / 0	1958 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	4	3
Full/Half Baths	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
1st Sty Area	936	1120	918	806	953
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 400	0 352
SFLA	1638	1475	1377	1209	1667
Att/Det Gar Sqft	400	440	351	440	484
Prior Land	\$10,600				
Prior Total	\$93,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000
Sale Date		1/29/2018	4/20/2018	7/23/2018	9/30/2019
Sale Price		\$135,000	\$114,500	\$110,000	\$121,000
Time Adj Sale Price		\$151,700	\$126,600	\$119,600	\$123,800
TADJSP/SQFT		\$102.85	\$91.94	\$98.92	\$74.27
Total Adj Factors	\$62,400	\$59,300	\$56,200	\$50,700	\$66,800
Adjusted Sale Price		\$154,800	\$132,800	\$131,300	\$119,400
Comparable Estimate	\$134,000 (\$81.81/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-18	102.18-2-32	113.06-3-21	113.47-4-13	113.06-4-15	113.40-1-2
Owner	Smith, Adam J	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Daniels, Christopher F	Doromal, Rodolfo
Address	106 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	39 Lemoine Ave	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 110	52 x 110	51 x 110	50 x 102	60 x 110	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	2	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1107	1212	1218	1120	1036	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300	0 560
SFLA	1107	1212	1218	1120	1036	1120
Att/Det Gar Sqft	440	484	280	352	500	308
Prior Land	\$10,000					
Prior Total	\$79,500					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	5/30/2018	9/28/2020
Sale Price		\$125,000	\$135,000	\$135,000	\$105,000	\$158,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$115,400	\$158,000
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$111.39	\$141.07
Total Adj Factors	\$55,300	\$62,000	\$60,100	\$55,800	\$54,900	\$59,700
Adjusted Sale Price		\$120,400	\$132,900	\$134,500	\$115,800	\$153,600
Comparable Estimate	\$131,000 (\$118.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-17	113.06-2-2	113.47-3-16	113.47-4-2	102.18-2-27
Owner	Trzybinski, David R	Nichols, Timothy Russe	DeSilva, Justin K	McCann, Andrew J	Zielinski, Joseph
Address	110 Wallace Ave	64 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	93 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	50 x 110	51 x 102	75 x 102	51 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1957 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	4	4	2
Full/Half Baths	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
1st Sty Area	832	832	736	734	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400
SFLA	1027	832	1088	1086	1209
Att/Det Gar Sqft	440	352	484	576	440
Prior Land	\$10,900				
Prior Total	\$72,000				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		12/6/2019	1/23/2020	4/20/2020	7/23/2018
Sale Price		\$94,900	\$129,900	\$140,000	\$110,000
Time Adj Sale Price		\$96,200	\$131,200	\$140,700	\$119,600
TADJSP/SQFT		\$115.63	\$120.59	\$129.56	\$98.92
Total Adj Factors	\$45,200	\$38,300	\$47,900	\$50,100	\$50,700
Adjusted Sale Price		\$103,100	\$128,500	\$135,800	\$114,100
Comparable Estimate	\$119,000 (\$115.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-30	102.18-2-32	113.06-4-15	113.06-3-21	113.47-4-9
Owner	Hanna, Daniel	Rodriguez, Kristen	Daniels, Christopher F	Matthews, Licatese	Miller, Andrew J
Address	111 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	55 Wallace Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	60 x 110	51 x 110	60 x 102
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1961 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1212	1036	1218	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 240	0 468
SFLA	960	1212	1036	1218	936
Att/Det Gar Sqft	400	484	500	280	532
Prior Land	\$10,600				
Prior Total	\$82,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$12,000
Sale Date		11/21/2019	5/30/2018	10/25/2019	8/28/2020
Sale Price		\$125,000	\$105,000	\$135,000	\$155,000
Time Adj Sale Price		\$127,100	\$115,400	\$137,700	\$155,000
TADJSP/SQFT		\$104.87	\$111.39	\$113.05	\$165.60
Total Adj Factors	\$51,700	\$62,000	\$54,900	\$60,100	\$52,300
Adjusted Sale Price		\$116,800	\$112,200	\$129,300	\$154,400
Comparable Estimate	\$129,000 (\$134.38/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-31	102.18-2-32	113.06-4-15	113.06-3-21	113.47-4-13	113.40-1-2
Owner	O'Hara, Bradley M	Rodriguez, Kristen	Daniels, Christopher F	Matthews, Licatese	Hurley, Carolyn J	Doromal, Rodolfo
Address	115 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	55 Wallace Ave	147 Kennedy Rd	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	75 x 110	52 x 110	60 x 110	51 x 110	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1961 / 0	1961 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1026	1212	1036	1218	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 300	0 240	0 0	0 560
SFLA	1026	1212	1036	1218	1120	1120
Att/Det Gar Sqft	418	484	500	280	352	308
Prior Land	\$12,800					
Prior Total	\$79,000					
Comp Land Estimate	\$14,000	\$12,000	\$13,000	\$12,000	\$11,000	\$11,000
Sale Date		11/21/2019	5/30/2018	10/25/2019	10/21/2020	9/28/2020
Sale Price		\$125,000	\$105,000	\$135,000	\$135,000	\$158,000
Time Adj Sale Price		\$127,100	\$115,400	\$137,700	\$135,000	\$158,000
TADJSP/SQFT		\$104.87	\$111.39	\$113.05	\$120.54	\$141.07
Total Adj Factors	\$54,600	\$62,000	\$54,900	\$60,100	\$55,800	\$59,700
Adjusted Sale Price		\$119,700	\$115,100	\$132,200	\$133,800	\$152,900
Comparable Estimate	\$131,000 (\$127.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-16	102.18-2-27	113.47-3-16	113.47-4-2	113.06-2-2	113.06-3-8
Owner	Giuliani, Mario	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Nichols, Timothy Russe	Wyatt, Ayeshia Eboniqu
Address	116 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	64 Wallace Ave	32 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	51 x 110	51 x 102	75 x 102	50 x 110	56 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1957 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	4	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	736	734	832	918
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1248	1209	1088	1086	832	1377
Att/Det Gar Sqft	440	440	484	576	352	351
Prior Land	\$10,900					
Prior Total	\$79,000					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	12/6/2019	4/20/2018
Sale Price		\$110,000	\$129,900	\$140,000	\$94,900	\$114,500
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$96,200	\$126,600
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$115.63	\$91.94
Total Adj Factors	\$51,600	\$50,700	\$47,900	\$50,100	\$38,300	\$56,200
Adjusted Sale Price		\$120,500	\$134,900	\$142,200	\$109,500	\$122,000
Comparable Estimate	\$126,000 (\$100.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-15	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Kubera, Barbara J	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	122 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	528	484	280	500	308
Prior Land	\$10,900				
Prior Total	\$88,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$57,000	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$122,100	\$134,600	\$117,500	\$136,200
Comparable Estimate	\$133,000 (\$123.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-32	102.18-2-32	113.06-3-21	113.47-4-13	113.56-7-29
Owner	Rodriguez, Kristen	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Geyer, Craig
Address	123 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 110	52 x 110	51 x 110	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1961 / 0	1960 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1212	1212	1218	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 1000
SFLA	1212	1212	1218	1120	1176
Att/Det Gar Sqft	484	484	280	352	440
Prior Land	\$9,700				
Prior Total	\$82,300				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	10/2/2020
Sale Price		\$125,000	\$135,000	\$135,000	\$162,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$162,000
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$137.76
Total Adj Factors	\$62,000	\$62,000	\$60,100	\$55,800	\$61,600
Adjusted Sale Price		\$127,100	\$139,600	\$141,200	\$162,400
Comparable Estimate	\$144,000 (\$118.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-33	102.18-2-32	113.06-3-21	113.61-3-23	113.55-1-4
Owner	Schweitzer, Franklin J	Rodriguez, Kristen	Matthews, Licatase	Campbell, Errol T	Prusak, Shirley
Address	127 Wallace Ave	123 Wallace Ave	55 Wallace Ave	195 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	52 x 110	51 x 110	60 x 117	93 x 108
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1961 / 0
Condition	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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1306	1212	1218	1306	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1306	1212	1218	1306	1120
Att/Det Gar Sqft	352	484	280	440	352
Prior Land	\$10,500				
Prior Total	\$95,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	6/12/2020	3/18/2020
Sale Price		\$125,000	\$135,000	\$131,000	\$145,000
Time Adj Sale Price		\$127,100	\$137,700	\$131,200	\$146,000
TADJSP/SQFT		\$104.87	\$113.05	\$100.46	\$107.35
Total Adj Factors	\$60,800	\$62,000	\$60,100	\$76,900	\$55,800
Adjusted Sale Price		\$125,900	\$138,400	\$115,100	\$138,000
Comparable Estimate	\$131,000 (\$100.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-14	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Smaczniak, Henry T	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	128 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	440	484	280	500	308
Prior Land	\$10,900				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$54,300	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$119,400	\$131,900	\$114,800	\$152,600
Comparable Estimate	\$130,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-34	102.18-2-32	113.06-4-15	113.06-3-21	113.47-4-9
Owner	Raiyan Hasan, Abm	Rodriguez, Kristen	Daniels, Christopher F	Matthews, Licatese	Miller, Andrew J
Address	131 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	55 Wallace Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	60 x 110	51 x 110	60 x 102
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1959 / 0	1961 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	1212	1036	1218	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 300	0 240	0 468
SFLA	792	1212	1036	1218	936
Att/Det Gar Sqft	330	484	500	280	532
Prior Land	\$10,000				
Prior Total	\$75,600				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$12,000
Sale Date		11/21/2019	5/30/2018	10/25/2019	8/28/2020
Sale Price		\$125,000	\$105,000	\$135,000	\$155,000
Time Adj Sale Price		\$127,100	\$115,400	\$137,700	\$155,000
TADJSP/SQFT		\$104.87	\$111.39	\$113.05	\$165.60
Total Adj Factors	\$44,500	\$62,000	\$54,900	\$60,100	\$52,300
Adjusted Sale Price		\$109,600	\$105,000	\$122,100	\$147,200
Comparable Estimate	\$124,000 (\$156.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-13	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Szpara, David J	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	132 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	264	484	280	500	308
Prior Land	\$10,900				
Prior Total	\$85,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$53,600	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$118,700	\$131,200	\$114,100	\$151,900
Comparable Estimate	\$130,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-35	102.18-2-32	113.06-3-21	113.55-9-3	113.47-4-13
Owner	Mateo, Liliana L	Rodriguez, Kristen	Matthews, Licatense	Fontanes, Raymond	Hurley, Carolyn J
Address	137 Wallace Ave	123 Wallace Ave	55 Wallace Ave	30 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	51 x 110	60 x 108	50 x 102
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1961 / 0	1952 / 0	1961 / 0
Condition	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 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1153	1212	1218	1124	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1153	1212	1218	1124	1120
Att/Det Gar Sqft	650	484	280	352	352
Prior Land	\$10,600				
Prior Total	\$99,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	8/10/2020	10/21/2020
Sale Price		\$125,000	\$135,000	\$147,500	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$147,500	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$131.23	\$120.54
Total Adj Factors	\$68,900	\$62,000	\$60,100	\$57,800	\$55,800
Adjusted Sale Price		\$134,000	\$146,500	\$158,600	\$148,100
Comparable Estimate	\$143,000 (\$124.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-12	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Oniszcak, Laura C	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	140 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	308	484	280	500	308
Prior Land	\$10,900				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$54,000	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$119,100	\$131,600	\$114,500	\$152,300
Comparable Estimate	\$130,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-36	102.18-2-17	113.69-3-3	113.55-3-7	113.47-3-20
Owner	Ostrum, Gary	Labib, Mahir	Rwanika, Francine	Wysocki, Robin A	McGuire, Aubrey R
Address	141 Wallace Ave	114 Lemoine Ave	144 Alaska St	90 Iroquois Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	75 x 110	60 x 117	51 x 108	52 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1972 / 0	1955 / 0	1957 / 0	1957 / 0
Condition	2 Fair	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
Heat Type/Central Air	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 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	4
Full/Half Baths	2 / 0	3 / 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
1st Sty Area	1428	1173	1320	1378	858
2nd Sty Area	1116	1260	1320	1378	858
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2544	2433	2640	2756	1664
Att/Det Gar Sqft	676	484	484	440	528
Prior Land	\$10,600				
Prior Total	\$76,100				
Comp Land Estimate	\$12,000	\$14,000	\$13,000	\$12,000	\$11,000
Sale Date		12/10/2019	5/19/2020	1/9/2019	2/7/2020
Sale Price		\$191,000	\$165,000	\$175,000	\$130,000
Time Adj Sale Price		\$193,600	\$165,600	\$183,800	\$131,100
TADJSP/SQFT		\$79.57	\$62.73	\$66.69	\$78.79
Total Adj Factors	\$65,600	\$121,300	\$87,100	\$89,800	\$57,000
Adjusted Sale Price		\$137,900	\$144,100	\$159,600	\$139,700
Comparable Estimate	\$149,000 (\$58.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-11	102.18-2-32	113.06-3-21	113.47-4-13	113.06-4-15
Owner	Dahn, Steven R	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Daniels, Christopher F
Address	146 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	39 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	52 x 110	51 x 110	50 x 102	60 x 110
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1961 / 0	1959 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1149	1212	1218	1120	1036
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300
SFLA	1149	1212	1218	1120	1036
Att/Det Gar Sqft	483	484	280	352	500
Prior Land	\$11,500				
Prior Total	\$94,000				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$11,000	\$13,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	5/30/2018
Sale Price		\$125,000	\$135,000	\$135,000	\$105,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$115,400
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$111.39
Total Adj Factors	\$60,400	\$62,000	\$60,100	\$55,800	\$54,900
Adjusted Sale Price		\$125,500	\$138,000	\$139,600	\$120,900
Comparable Estimate	\$137,000 (\$119.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-37	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Funk, Carol L	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	147 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1093	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1093	1212	1218	1036	1120
Att/Det Gar Sqft	440	484	280	500	308
Prior Land	\$10,600				
Prior Total	\$87,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$55,300	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$120,400	\$132,900	\$115,800	\$153,600
Comparable Estimate	\$131,000 (\$119.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-38	102.18-2-27	113.47-3-16	113.47-4-2	113.06-2-2
Owner	Thompson, Patricia L	Zielinski, Joseph	DeSilva, Justin K	McCann, Andrew J	Nichols, Timothy Russe
Address	151 Wallace Ave	93 Wallace Ave	161 Kennedy Rd	72 Milsom Ave	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	51 x 110	51 x 102	75 x 102	50 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	4	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	956	806	736	734	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 520
SFLA	1180	1209	1088	1086	832
Att/Det Gar Sqft	374	440	484	576	352
Prior Land	\$10,600				
Prior Total	\$83,000				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$14,000	\$12,000
Sale Date		7/23/2018	1/23/2020	4/20/2020	12/6/2019
Sale Price		\$110,000	\$129,900	\$140,000	\$94,900
Time Adj Sale Price		\$119,600	\$131,200	\$140,700	\$96,200
TADJSP/SQFT		\$98.92	\$120.59	\$129.56	\$115.63
Total Adj Factors	\$52,800	\$50,700	\$47,900	\$50,100	\$38,300
Adjusted Sale Price		\$121,700	\$136,100	\$143,400	\$110,700
Comparable Estimate	\$129,000 (\$109.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-9.1	102.18-3-26	113.06-3-8	102.18-2-27	113.55-5-9
Owner	Fronczak, Eugene R	Groves-Pilc, Emily	Wyatt, Ayeshia Eboniqu	Zielinski, Joseph	Siracuse, Lisa K
Address	152 Wallace Ave	125 Lemoine Ave	32 Lemoine Ave	93 Wallace 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 110	55 x 110	56 x 110	51 x 110	63 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 1963	1960 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	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
1st Sty Area	832	1120	918	806	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 400	0 0
SFLA	1456	1475	1377	1209	1346
Att/Det Gar Sqft	880	440	351	440	336
Prior Land	\$10,600				
Prior Total	\$85,800				
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		1/29/2018	4/20/2018	7/23/2018	1/3/2020
Sale Price		\$135,000	\$114,500	\$110,000	\$155,217
Time Adj Sale Price		\$151,700	\$126,600	\$119,600	\$156,800
TADJSP/SQFT		\$102.85	\$91.94	\$98.92	\$116.49
Total Adj Factors	\$62,200	\$59,300	\$56,200	\$50,700	\$58,200
Adjusted Sale Price		\$154,600	\$132,600	\$131,100	\$160,800
Comparable Estimate	\$150,000 (\$103.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-2-39	102.18-2-32	113.06-3-21	113.47-4-13	113.56-7-29	113.06-4-15
Owner	Smith, David J	Rodriguez, Kristen	Matthews, Licatase	Hurley, Carolyn J	Geyer, Craig	Daniels, Christopher F
Address	157 Wallace Ave	123 Wallace Ave	55 Wallace Ave	147 Kennedy Rd	57 St Felix Ave	39 Lemoine Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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 110	52 x 110	51 x 110	50 x 102	50 x 102	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1961 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1248	1212	1218	1120	1176	1036
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 240	0 0	0 1000	0 300
SFLA	1248	1212	1218	1120	1176	1036
Att/Det Gar Sqft	368	484	280	352	440	500
Prior Land	\$10,500					
Prior Total	\$94,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000	\$13,000
Sale Date		11/21/2019	10/25/2019	10/21/2020	10/2/2020	5/30/2018
Sale Price		\$125,000	\$135,000	\$135,000	\$162,000	\$105,000
Time Adj Sale Price		\$127,100	\$137,700	\$135,000	\$162,000	\$115,400
TADJSP/SQFT		\$104.87	\$113.05	\$120.54	\$137.76	\$111.39
Total Adj Factors	\$60,000	\$62,000	\$60,100	\$55,800	\$61,600	\$54,900
Adjusted Sale Price		\$125,100	\$137,600	\$139,200	\$160,400	\$120,500
Comparable Estimate	\$137,000 (\$109.78/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-8	102.18-2-32	113.06-3-21	113.55-1-4	113.61-3-23	113.47-4-13
Owner	Herrod, Robert J Jr	Rodriguez, Kristen	Matthews, Licatase	Prusak, Shirley	Campbell, Errol T	Hurley, Carolyn J
Address	158 Wallace Ave	123 Wallace Ave	55 Wallace Ave	95 Mansion Ave	195 Medina St	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	60 x 110	52 x 110	51 x 110	93 x 108	60 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	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1952 / 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 105
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 / 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	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1358	1212	1218	1360	1306	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	1358	1212	1218	1360	1306	1120
Att/Det Gar Sqft	294	484	280	440	294	352
Prior Land	\$11,500					
Prior Total	\$111,220					
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$16,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	3/18/2020	6/12/2020	10/21/2020
Sale Price		\$125,000	\$135,000	\$145,000	\$131,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$146,000	\$131,200	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$107.35	\$100.46	\$120.54
Total Adj Factors	\$69,600	\$62,000	\$60,100	\$68,800	\$76,900	\$55,800
Adjusted Sale Price		\$134,700	\$147,200	\$146,800	\$123,900	\$148,800
Comparable Estimate	\$140,000 (\$103.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-40	113.06-3-21	102.18-2-32	113.40-1-2	113.40-2-14
Owner	Majchrzak, Nancy	Matthews, Licatese	Rodriguez, Kristen	Doromal, Rodolfo	Harp, Sarah C
Address	161 Wallace Ave	55 Wallace Ave	123 Wallace Ave	134 Patricia Ln	94 Patricia Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 110	51 x 110	52 x 110	52 x 102	51 x 102
Building Style	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
Year Built/Eff Yr Built	1975 / 0	1961 / 0	1958 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1376	1218	1212	1120	1200
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 560	0 1200
SFLA	1376	1218	1212	1120	1200
Att/Det Gar Sqft		280	484	308	352
Prior Land	\$14,100				
Prior Total	\$103,000				
Comp Land Estimate	\$16,000	\$12,000	\$12,000	\$11,000	\$11,000
Sale Date		10/25/2019	11/21/2019	9/28/2020	11/6/2019
Sale Price		\$135,000	\$125,000	\$158,000	\$150,000
Time Adj Sale Price		\$137,700	\$127,100	\$158,000	\$152,500
TADJSP/SQFT		\$113.05	\$104.87	\$141.07	\$127.08
Total Adj Factors	\$80,900	\$60,100	\$62,000	\$59,700	\$64,100
Adjusted Sale Price		\$158,500	\$146,000	\$179,200	\$169,300
Comparable Estimate	\$162,000 (\$117.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-7	102.18-2-27	113.06-3-8	113.47-3-16	113.47-4-2
Owner	Pierson, Jeanette	Zielinski, Joseph	Wyatt, Ayeshia Eboniqu	DeSilva, Justin K	McCann, Andrew J
Address	162 Wallace Ave	93 Wallace Ave	32 Lemoine Ave	161 Kennedy Rd	72 Milsom Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 110	51 x 110	56 x 110	51 x 102	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1960 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	4
Full/Half Baths	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
1st Sty Area	832	806	918	736	734
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1248	1209	1377	1088	1086
Att/Det Gar Sqft	440	440	351	484	576
Prior Land	\$10,700				
Prior Total	\$79,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$11,000	\$14,000
Sale Date		7/23/2018	4/20/2018	1/23/2020	4/20/2020
Sale Price		\$110,000	\$114,500	\$129,900	\$140,000
Time Adj Sale Price		\$119,600	\$126,600	\$131,200	\$140,700
TADJSP/SQFT		\$98.92	\$91.94	\$120.59	\$129.56
Total Adj Factors	\$51,400	\$50,700	\$56,200	\$47,900	\$50,100
Adjusted Sale Price		\$120,300	\$121,800	\$134,700	\$142,000
Comparable Estimate	\$126,000 (\$100.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-6	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Mariani, Michael J Sr	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	168 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	441	484	280	500	308
Prior Land	\$10,700				
Prior Total	\$86,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$54,100	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$119,200	\$131,700	\$114,600	\$152,400
Comparable Estimate	\$130,000 (\$120.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-42	102.18-2-32	113.06-4-15	113.06-3-21	113.47-4-9
Owner	Tokarczyk, David	Rodriguez, Kristen	Daniels, Christopher F	Matthews, Licatese	Miller, Andrew J
Address	171 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	55 Wallace Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 110	52 x 110	60 x 110	51 x 110	60 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1959 / 0	1961 / 0	1949 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	870	1212	1036	1218	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 240	0 468
SFLA	870	1212	1036	1218	936
Att/Det Gar Sqft		484	500	280	532
Prior Land	\$9,800				
Prior Total	\$76,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$12,000	\$12,000
Sale Date		11/21/2019	5/30/2018	10/25/2019	8/28/2020
Sale Price		\$125,000	\$105,000	\$135,000	\$155,000
Time Adj Sale Price		\$127,100	\$115,400	\$137,700	\$155,000
TADJSP/SQFT		\$104.87	\$111.39	\$113.05	\$165.60
Total Adj Factors	\$45,100	\$62,000	\$54,900	\$60,100	\$52,300
Adjusted Sale Price		\$110,200	\$105,600	\$122,700	\$147,800
Comparable Estimate	\$122,000 (\$140.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-1-5	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Rivers Anne Marie	Rodriguez, Kristen	Matthews, Licatense	Daniels, Christopher F	Hurley, Carolyn J
Address	172 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	53 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 240	0 300	0 560
SFLA	1080	1212	1218	1036	1120
Att/Det Gar Sqft	420	484	280	500	308
Prior Land	\$10,800				
Prior Total	\$87,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$55,400	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$120,500	\$133,000	\$115,900	\$153,700
Comparable Estimate	\$132,000 (\$122.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.18-2-43.1	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13
Owner	Podsiadlo, John P	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J
Address	177 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	150 x 110	52 x 110	51 x 110	60 x 110	50 x 102
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1961 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1212	1218	1036	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 240	0 300	0 560
SFLA	1092	1212	1218	1036	1120
Att/Det Gar Sqft	440	484	280	500	308
Prior Land	\$18,800				
Prior Total	\$98,000				
Comp Land Estimate	\$20,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54
Total Adj Factors	\$66,200	\$62,000	\$60,100	\$54,900	\$59,700
Adjusted Sale Price		\$131,300	\$143,800	\$126,700	\$145,400
Comparable Estimate	\$142,000 (\$130.04/SFLA)				

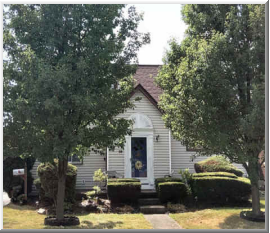


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-4	102.18-2-32	113.06-4-15	113.47-4-9	113.06-3-21	112.76-4-8
Owner	Wiberg Priscilla B	Rodriguez, Kristen	Daniels, Christopher F	Miller, Andrew J	Matthews, Licatese	Marino, Jillian M
Address	178 Wallace Ave	123 Wallace Ave	39 Lemoine Ave	123 Kennedy Rd	55 Wallace 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	53 x 110	52 x 110	60 x 110	60 x 102	51 x 110	50 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1959 / 0	1949 / 0	1961 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	2	2	2	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	696	1212	1036	936	1218	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 468	0 240	0 442
SFLA	696	1212	1036	936	1218	884
Att/Det Gar Sqft	336	484	500	532	280	308
Prior Land	\$9,800					
Prior Total	\$68,500					
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$12,000	\$11,000
Sale Date		11/21/2019	5/30/2018	8/28/2020	10/25/2019	6/5/2020
Sale Price		\$125,000	\$105,000	\$155,000	\$135,000	\$140,000
Time Adj Sale Price		\$127,100	\$115,400	\$155,000	\$137,700	\$140,200
TADJSP/SQFT		\$104.87	\$111.39	\$165.60	\$113.05	\$158.60
Total Adj Factors	\$40,200	\$62,000	\$54,900	\$52,300	\$60,100	\$47,700
Adjusted Sale Price		\$105,300	\$100,700	\$142,900	\$117,800	\$132,700
Comparable Estimate	\$120,000 (\$172.41/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.18-1-3	102.18-2-32	113.06-3-21	113.06-4-15	113.47-4-13	113.40-1-2
Owner	Vaugh Rosemary	Rodriguez, Kristen	Matthews, Licatase	Daniels, Christopher F	Hurley, Carolyn J	Doromal, Rodolfo
Address	186 Wallace Ave	123 Wallace Ave	55 Wallace Ave	39 Lemoine Ave	147 Kennedy Rd	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	60 x 110	52 x 110	51 x 110	60 x 110	50 x 102	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 0	1959 / 0	1961 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1068	1212	1218	1036	1120	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 240	0 300	0 0	0 560
SFLA	1068	1212	1218	1036	1120	1120
Att/Det Gar Sqft	440	484	280	500	352	308
Prior Land	\$11,500					
Prior Total	\$92,000					
Comp Land Estimate	\$13,000	\$12,000	\$12,000	\$13,000	\$11,000	\$11,000
Sale Date		11/21/2019	10/25/2019	5/30/2018	10/21/2020	9/28/2020
Sale Price		\$125,000	\$135,000	\$105,000	\$135,000	\$158,000
Time Adj Sale Price		\$127,100	\$137,700	\$115,400	\$135,000	\$158,000
TADJSP/SQFT		\$104.87	\$113.05	\$111.39	\$120.54	\$141.07
Total Adj Factors	\$59,800	\$62,000	\$60,100	\$54,900	\$55,800	\$59,700
Adjusted Sale Price		\$124,900	\$137,400	\$120,300	\$139,000	\$158,100
Comparable Estimate	\$136,000 (\$127.34/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.54-6-11	123.28-3-9	113.55-5-11	113.71-8-2	113.64-1-8	123.35-9-18
Owner	Dudas, Danielle M	Shaw, Ashley L	Jackson, Kathleen M	Otamere, Trina D	Nati, Kim Marie	Milburth, Robert Josepl
Address	9 Warsaw St	125 Meadowbrook Pkwy	97 Girard Ave	295 Parker St	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	33 x 62	30 x 99	63 x 108	60 x 119	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	1927 / 0	1900 / 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	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	1.5	1.3	1.5	1.3	1.5	1.3
Bedrooms	3	3	3	4	4	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	680	920	1070	1244	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	1042	989	1520	1343	1556	1351
Att/Det Gar Sqft			399	528	264	360
Prior Land	\$4,500					
Prior Total	\$40,300					
Comp Land Estimate	\$6,000	\$7,000	\$13,000	\$13,000	\$7,200	\$12,000
Sale Date		4/7/2020	9/30/2019	1/3/2020	4/26/2018	1/22/2019
Sale Price		\$85,000	\$125,600	\$111,000	\$83,000	\$106,000
Time Adj Sale Price		\$85,400	\$128,500	\$112,100	\$91,800	\$111,300
TADJSP/SQFT		\$86.35	\$84.54	\$83.47	\$59.00	\$82.38
Total Adj Factors	\$27,100	\$26,400	\$48,100	\$47,400	\$43,400	\$43,600
Adjusted Sale Price		\$86,100	\$107,500	\$91,800	\$75,500	\$94,800
Comparable Estimate	\$91,000 (\$87.33/SFLA)					

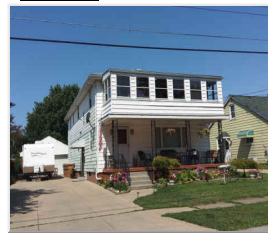
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-7-5	113.70-5-16	113.63-3-4	113.61-5-12	113.70-3-9
Owner	Jedd, Patricia J	Baker, Roger	Kenney, Emily D	Whitaker, Carrie L	Wisniewski, Nicholas
Address	18 Warsaw St	258 Parker St	225 Bright St	134 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	57 x 123	50 x 120	45 x 123	60 x 120	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1948 / 0	1950 / 0	1952 / 0
Condition	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 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.5	1.7
Bedrooms	4	4	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1480	1035	953	1050	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 470	0 0
SFLA	2080	1867	1667	1526	1627
Att/Det Gar Sqft	360	765	484	484	352
Prior Land	\$11,800				
Prior Total	\$87,000				
Comp Land Estimate	\$13,000	\$12,000	\$11,000	\$13,000	\$11,000
Sale Date		6/4/2018	9/30/2019	11/6/2019	3/22/2019
Sale Price		\$138,000	\$121,000	\$129,900	\$170,000
Time Adj Sale Price		\$150,900	\$123,800	\$132,100	\$177,400
TADJSP/SQFT		\$80.82	\$74.27	\$86.57	\$109.04
Total Adj Factors	\$76,000	\$75,300	\$66,800	\$65,900	\$80,000
Adjusted Sale Price		\$151,600	\$133,000	\$142,200	\$173,400
Comparable Estimate	\$150,000 (\$72.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-7-4	113.63-2-26	113.62-5-21	113.70-5-17	113.55-5-9
Owner	Kacprowicz Wesley	Ras, Benita L	Rose-Lindquist, Molly K	Samuel, Brittany	Siracuse, Lisa K
Address	22 Warsaw St	181 Garland Ave	221 Aris Ave	157 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	55 x 124	51 x 98	55 x 119	63 x 108
Building Style	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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	935	1044	948	924	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1355	1374	1278	1254	1346
Att/Det Gar Sqft	484	384	352	440	336
Prior Land	\$12,100				
Prior Total	\$90,000				
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$13,000	\$13,000
Sale Date		4/24/2020	9/16/2020	10/16/2020	1/3/2020
Sale Price		\$132,100	\$139,000	\$115,000	\$155,217
Time Adj Sale Price		\$132,800	\$139,000	\$115,000	\$156,800
TADJSP/SQFT		\$96.65	\$108.76	\$91.71	\$116.49
Total Adj Factors	\$60,700	\$53,700	\$53,600	\$54,400	\$58,200
Adjusted Sale Price		\$139,800	\$146,100	\$121,300	\$159,300
Comparable Estimate	\$143,000 (\$105.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.54-6-13	113.62-5-11	113.61-4-24	113.62-5-21	113.70-5-4	113.70-5-17
Owner	Klimeczko, Michael A	Fuest, Lauren A	Toledo-Castro, Oudaliz	Rose-Lindquist, Molly K	Walkow, Jacob	Samuel, Brittany
Address	23 Warsaw St	238 Cass Ave	205 Alaska St	221 Aris Ave	180 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	90 x 125	50 x 124	45 x 117	51 x 98	90 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1951 / 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	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	2	3	4	3
Full/Half Baths	2 / 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	1002	780	825	948	960	924
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1218	1110	1221	1278	1140	1254
Att/Det Gar Sqft	294	352		352	294	440
Prior Land	\$15,000					
Prior Total	\$82,000					
Comp Land Estimate	\$17,000	\$12,000	\$11,000	\$11,000	\$17,000	\$13,000
Sale Date		6/16/2020	8/31/2020	9/16/2020	12/18/2019	10/16/2020
Sale Price		\$161,519	\$115,000	\$139,000	\$145,000	\$115,000
Time Adj Sale Price		\$161,800	\$115,000	\$139,000	\$146,900	\$115,000
TADJSP/SQFT		\$145.77	\$94.19	\$108.76	\$128.86	\$91.71
Total Adj Factors	\$57,100	\$48,500	\$27,700	\$53,600	\$54,700	\$54,400
Adjusted Sale Price		\$170,400	\$144,400	\$142,500	\$149,300	\$117,700
Comparable Estimate	\$145,000 (\$119.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-6-14	113.63-2-26	113.62-5-21	113.70-5-17	113.55-5-9
Owner	Kish William D & W	Ras, Benita L	Rose-Lindquist, Molly K	Samuel, Brittany	Siracuse, Lisa K
Address	25 Warsaw St	181 Garland Ave	221 Aris Ave	157 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	55 x 124	51 x 98	55 x 119	63 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1052	1044	948	924	912
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1367	1374	1278	1254	1346
Att/Det Gar Sqft	336	384	352	440	336
Prior Land	\$11,300				
Prior Total	\$79,800				
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$13,000	\$13,000
Sale Date		4/24/2020	9/16/2020	10/16/2020	1/3/2020
Sale Price		\$132,100	\$139,000	\$115,000	\$155,217
Time Adj Sale Price		\$132,800	\$139,000	\$115,000	\$156,800
TADJSP/SQFT		\$96.65	\$108.76	\$91.71	\$116.49
Total Adj Factors	\$53,600	\$53,700	\$53,600	\$54,400	\$58,200
Adjusted Sale Price		\$132,700	\$139,000	\$114,200	\$152,200
Comparable Estimate	\$136,000 (\$99.49/SFLA)				

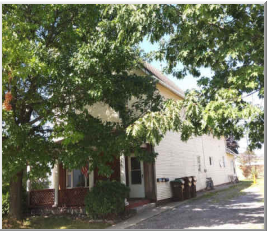
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-7-2	113.70-8-1.1	102.18-2-13	113.69-3-3	113.47-5-2
Owner	Kotel, Crystal N	Farnham, William D	Leli, Susan	Rwanika, Francine	Hartmann, Robert P Jr
Address	34 Warsaw St	207 Parker St	138 Lemoine Ave	144 Alaska 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	114 x 114	60 x 110	60 x 117	95 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	08 Old style
Exterior Wall	02 Brick	02 Brick	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1961 / 0	1955 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	2.0	1.7
Bedrooms	5	4	5	6	5
Full/Half Baths	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
1st Sty Area	1420	1553	1338	1320	1402
2nd Sty Area	0	0	980	1320	0
Fin Bsmt/Fin Rec Rm	0 700	0 0	0 0	0 0	0 0
SFLA	2485	2597	2591	2640	2243
Att/Det Gar Sqft	440	552	399	484	484
Prior Land	\$12,100				
Prior Total	\$124,000				
Comp Land Estimate	\$14,000	\$18,000	\$13,000	\$13,000	\$16,000
Sale Date		7/18/2018	9/23/2020	5/19/2020	12/9/2019
Sale Price		\$165,000	\$169,900	\$165,000	\$153,060
Time Adj Sale Price		\$179,400	\$169,900	\$165,600	\$155,100
TADJSP/SQFT		\$69.08	\$65.57	\$62.73	\$69.15
Total Adj Factors	\$90,300	\$96,600	\$91,500	\$87,100	\$72,700
Adjusted Sale Price		\$173,100	\$168,700	\$168,800	\$172,700
Comparable Estimate	\$174,000 (\$70.02/SFLA)				\$89,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-6-15	113.55-5-9	113.63-2-26	113.62-5-21	113.61-5-13
Owner	Giras, Joan M	Siracuse, Lisa K	Ras, Benita L	Rose-Lindquist, Molly K	Fiegl, Grant
Address	37 Warsaw St	81 Girard Ave	181 Garland Ave	221 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	63 x 108	55 x 124	51 x 98	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	936	912	1044	948	952
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952
SFLA	1404	1346	1374	1278	1428
Att/Det Gar Sqft	280	336	384	352	352
Prior Land	\$12,200				
Prior Total	\$86,000				
Comp Land Estimate	\$14,000	\$13,000	\$13,000	\$11,000	\$13,000
Sale Date		1/3/2020	4/24/2020	9/16/2020	8/26/2019
Sale Price		\$155,217	\$132,100	\$139,000	\$120,000
Time Adj Sale Price		\$156,800	\$132,800	\$139,000	\$123,200
TADJSP/SQFT		\$116.49	\$96.65	\$108.76	\$86.27
Total Adj Factors	\$56,400	\$58,200	\$53,700	\$53,600	\$58,900
Adjusted Sale Price		\$155,000	\$135,500	\$141,800	\$120,700
Comparable Estimate	\$141,000 (\$100.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-7-1	113.54-5-1.1	113.64-2-8	113.55-9-13	123.36-5-29.11
Owner	Ocasio, Amy	Bahuga, Nabyo Joseph	Prible, Stacey Lin	Crone, Scott E	Kaneza, John
Address	40 Warsaw St	92 Mansion Ave	88 Edmund St	35 Wabash Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 123	72 x 107	90 x 109	40 x 108	38 x 100
Building 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
Year Built/Eff Yr Built	1908 / 0	1911 / 0	1907 / 0	1920 / 0	1922 / 0
Condition	3 Normal	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
Heat Type/Central Air	2 Hot air No	1 No central 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
Stories	2.0	1.5	1.7	2.0	2.0
Bedrooms	5	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1172	1430	1535	1440	1100
2nd Sty Area	1012	0	0	1080	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2184	2145	1993	2520	2200
Att/Det Gar Sqft	484	744	342	440	440
Prior Land	\$14,200				
Prior Total	\$81,600				
Comp Land Estimate	\$17,000	\$14,000	\$16,000	\$10,000	\$9,000
Sale Date		3/1/2018	11/8/2019	12/30/2019	10/9/2020
Sale Price		\$168,000	\$155,000	\$134,999	\$137,000
Time Adj Sale Price		\$186,800	\$157,600	\$136,800	\$137,000
TADJSP/SQFT		\$87.09	\$79.08	\$54.29	\$62.27
Total Adj Factors	\$70,000	\$64,200	\$59,400	\$76,800	\$39,600
Adjusted Sale Price		\$192,600	\$168,200	\$130,000	\$167,400
Comparable Estimate	\$162,000 (\$74.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-6-16	113.55-5-9	113.62-5-21	113.63-2-26	113.61-4-24
Owner	Platt Clifford M & W	Siracuse, Lisa K	Rose-Lindquist, Molly K	Ras, Benita L	Toledo-Castro, Oudaliz
Address	43 Warsaw St	81 Girard Ave	221 Aris Ave	181 Garland Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	63 x 108	51 x 98	55 x 124	45 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1952 / 0	1950 / 0	1951 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	2
Full/Half Baths	1 / 1	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
1st Sty Area	888	912	948	1044	825
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1346	1278	1374	1221
Att/Det Gar Sqft	308	336	352	384	440
Prior Land	\$12,200				
Prior Total	\$88,000				
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$13,000	\$11,000
Sale Date		1/3/2020	9/16/2020	4/24/2020	8/31/2020
Sale Price		\$155,217	\$139,000	\$132,100	\$115,000
Time Adj Sale Price		\$156,800	\$139,000	\$132,800	\$115,000
TADJSP/SQFT		\$116.49	\$108.76	\$96.65	\$94.19
Total Adj Factors	\$56,500	\$58,200	\$53,600	\$53,700	\$54,400
Adjusted Sale Price		\$155,100	\$141,900	\$135,600	\$117,100
Comparable Estimate	\$139,000 (\$105.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-9	113.61-3-23	113.55-1-4	113.56-7-29	113.47-4-13
Owner	Wolentarski, Michelle	Campbell, Errol T	Prusak, Shirley	Geyer, Craig	Hurley, Carolyn J
Address	50 Warsaw St	195 Medina St	95 Mansion Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 123	60 x 117	93 x 108	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1952 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1272	1306	1360	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1272	1306	1360	1176	1120
Att/Det Gar Sqft	440	294	440	440	352
Prior Land	\$12,100				
Prior Total	\$95,000				
Comp Land Estimate	\$14,000	\$13,000	\$16,000	\$11,000	\$12,000
Sale Date		6/12/2020	3/18/2020	10/2/2020	10/21/2020
Sale Price		\$131,000	\$145,000	\$162,000	\$135,000
Time Adj Sale Price		\$131,200	\$146,000	\$162,000	\$135,000
TADJSP/SQFT		\$100.46	\$107.35	\$137.76	\$120.54
Total Adj Factors	\$63,900	\$76,900	\$68,800	\$61,600	\$55,800
Adjusted Sale Price		\$118,200	\$141,100	\$164,300	\$143,100
Comparable Estimate	\$144,000 (\$113.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143001	143001
Print Key	113.54-5-10	112.67-6-7	123.36-4-14	113.55-9-13	112.44-2-39.11
Owner	Orrange, David L	Kowalow, Andrew P Jr	Mack, Scott C	Crone, Scott E	Muller, Norbert
Address	53 Warsaw St	370 Shanley St	2138 Clinton St	35 Wabash Ave	48 Halstead Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res
Neighborhood	120	120	120	120	301
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 125	60 x 117	33 x 125	40 x 108	90 x 121
Building 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
Year Built/Eff Yr Built	1920 / 0	1912 / 0	1922 / 0	1920 / 0	1921 / 0
Condition	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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.5	2.0	3.0
Bedrooms	5	6	6	4	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1716	1926	1081	1440	1794
2nd Sty Area	0	782	920	1080	891
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2398	2708	2001	2520	3126
Att/Det Gar Sqft	624	528	636	440	
Prior Land	\$15,000				
Prior Total	\$52,000				
Comp Land Estimate	\$17,000	\$0	\$8,000	\$10,000	\$16,000
Sale Date		5/30/2018	6/11/2019	12/30/2019	1/17/2020
Sale Price		\$107,500	\$120,500	\$134,999	\$90,000
Time Adj Sale Price		\$118,200	\$124,500	\$136,800	\$90,900
TADJSP/SQFT		\$43.65	\$62.22	\$54.29	\$29.08
Total Adj Factors	\$73,400	\$0	\$64,200	\$76,800	\$19,000
Adjusted Sale Price		\$0	\$133,700	\$133,400	\$145,300
Comparable Estimate	\$141,000 (\$58.8/SFLA)				

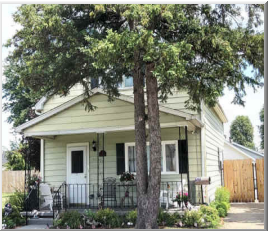
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-8	113.55-10-10.1	113.70-2-11	113.63-4-17	113.55-5-11
Owner	Kovacevic, Ricki L	Brice, Tiona-Meche	La Mond, Lisa	Maple Leaf Capital Corp	Jackson, Kathleen M
Address	58 Warsaw St	27 Peoria Ave	1368 Harlem Rd	164 Helen 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 123	90 x 108	45 x 120	68 x 122	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1945 / 0	1937 / 0	1950 / 0	1927 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	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
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1208	1008	936	1248	1070
2nd Sty Area	840	1008	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 280	0 0
SFLA	2148	2016	1776	1998	1520
Att/Det Gar Sqft	754	528	440	484	399
Prior Land	\$14,200				
Prior Total	\$79,700				
Comp Land Estimate	\$17,000	\$16,000	\$11,000	\$14,000	\$13,000
Sale Date		12/17/2018	6/23/2020	2/15/2018	9/30/2019
Sale Price		\$110,000	\$110,800	\$105,000	\$125,600
Time Adj Sale Price		\$116,200	\$111,000	\$117,400	\$128,500
TADJSP/SQFT		\$57.64	\$62.50	\$58.76	\$84.54
Total Adj Factors	\$73,000	\$69,500	\$61,900	\$89,300	\$48,100
Adjusted Sale Price		\$119,700	\$122,100	\$101,100	\$153,400
Comparable Estimate	\$124,000 (\$57.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-11	113.55-5-11	113.64-1-8	123.35-9-18	112.68-2-14
Owner	Obstarczyk, Helen	Jackson, Kathleen M	Nati, Kim Marie	Milburth, Robert Josepl	Niedbalski, Samantha L
Address	61 Warsaw St	97 Girard Ave	72 Henry St	39 Shanley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	63 x 108	30 x 109	60 x 100	32 x 125
Building 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
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1925 / 0	1900 / 0	1902 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.5	1.3	1.5
Bedrooms	3	3	4	4	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1040	1070	1060	1244	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1418	1520	1556	1343	1596
Att/Det Gar Sqft	484	399	264	528	396
Prior Land	\$12,200				
Prior Total	\$66,000				
Comp Land Estimate	\$14,000	\$13,000	\$7,200	\$13,000	\$8,000
Sale Date		9/30/2019	4/26/2018	1/22/2019	10/14/2020
Sale Price		\$125,600	\$83,000	\$106,000	\$131,840
Time Adj Sale Price		\$128,500	\$91,800	\$111,300	\$131,800
TADJSP/SQFT		\$84.54	\$59.00	\$83.47	\$82.58
Total Adj Factors	\$47,700	\$48,100	\$43,400	\$47,400	\$52,000
Adjusted Sale Price		\$128,100	\$96,100	\$112,400	\$127,500
Comparable Estimate	\$116,000 (\$81.81/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.54-5-12	113.70-2-11	113.55-5-11	113.61-5-15	112.68-2-14	113.64-1-8
Owner	Skubinski, Elizabeth	La Mond, Lisa	Jackson, Kathleen M	Marone, Thomas	Niedbalski, Samantha L	Nati, Kim Marie
Address	65 Warsaw St	1368 Harlem Rd	97 Girard Ave	118 Hedley St	180 Rossler 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	61 x 125	45 x 120	63 x 108	60 x 120	32 x 125	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	1915 / 0	1937 / 0	1927 / 0	1903 / 0	1902 / 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	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	2.0	2.0	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	2	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1320	936	1070	1240	1176	1060
2nd Sty Area	440	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1776	1520	1840	1596	1556
Att/Det Gar Sqft		440	399	528	396	264
Prior Land	\$11,500					
Prior Total	\$65,500					
Comp Land Estimate	\$14,000	\$11,000	\$13,000	\$13,000	\$8,000	\$7,200
Sale Date		6/23/2020	9/30/2019	4/10/2018	10/14/2020	4/26/2018
Sale Price		\$110,800	\$125,600	\$115,000	\$131,840	\$83,000
Time Adj Sale Price		\$111,000	\$128,500	\$127,100	\$131,800	\$91,800
TADJSP/SQFT		\$62.50	\$84.54	\$69.08	\$82.58	\$59.00
Total Adj Factors	\$50,800	\$61,900	\$48,100	\$60,000	\$52,000	\$43,400
Adjusted Sale Price		\$99,900	\$131,200	\$117,900	\$130,600	\$99,200
Comparable Estimate	\$116,000 (\$65.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-7	113.55-5-9	113.63-2-26	113.62-5-21	113.61-5-13
Owner	Schwartz, Eleanore J	Siracuse, Lisa K	Ras, Benita L	Rose-Lindquist, Molly K	Fiegl, Grant
Address	66 Warsaw St	81 Girard Ave	181 Garland Ave	221 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 123	63 x 108	55 x 124	51 x 98	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1952 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1102	912	1044	948	952
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 952
SFLA	1367	1346	1374	1278	1428
Att/Det Gar Sqft	352	336	384	352	352
Prior Land	\$12,200				
Prior Total	\$81,000				
Comp Land Estimate	\$14,000	\$13,000	\$13,000	\$11,000	\$13,000
Sale Date		1/3/2020	4/24/2020	9/16/2020	8/26/2019
Sale Price		\$155,217	\$132,100	\$139,000	\$120,000
Time Adj Sale Price		\$156,800	\$132,800	\$139,000	\$123,200
TADJSP/SQFT		\$116.49	\$96.65	\$108.76	\$86.27
Total Adj Factors	\$49,800	\$58,200	\$53,700	\$53,600	\$58,900
Adjusted Sale Price		\$148,400	\$128,900	\$135,200	\$114,100
Comparable Estimate	\$135,000 (\$98.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-13	113.55-5-11	113.70-2-11	113.55-10-10.1	113.61-5-15
Owner	Utech Roger A	Jackson, Kathleen M	La Mond, Lisa	Brice, Tiona-Meche	Marone, Thomas
Address	69 Warsaw St	97 Girard Ave	1368 Harlem Rd	27 Peoria 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 125	63 x 108	45 x 120	90 x 108	60 x 120
Building 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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1927 / 0	1937 / 0	1945 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.5
Bedrooms	3	3	3	4	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1288	1070	936	1008	1240
2nd Sty Area	0	0	840	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1978	1520	1776	2016	1840
Att/Det Gar Sqft	440	399	440	528	528
Prior Land	\$11,500				
Prior Total	\$75,600				
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$16,000	\$13,000
Sale Date		9/30/2019	6/23/2020	12/17/2018	4/10/2018
Sale Price		\$125,600	\$110,800	\$110,000	\$115,000
Time Adj Sale Price		\$128,500	\$111,000	\$116,200	\$127,100
TADJSP/SQFT		\$84.54	\$62.50	\$57.64	\$69.08
Total Adj Factors	\$65,400	\$48,100	\$61,900	\$69,500	\$60,000
Adjusted Sale Price		\$145,800	\$114,500	\$112,100	\$132,500
Comparable Estimate	\$124,000 (\$62.69/SFLA)				\$43,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-6	113.55-5-9	113.61-5-13	113.63-2-26	113.62-5-21
Owner	Auckland, Eve E	Siracuse, Lisa K	Fiegl, Grant	Ras, Benita L	Rose-Lindquist, Molly K
Address	74 Warsaw St	81 Girard Ave	130 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 123	63 x 108	60 x 120	55 x 124	51 x 98
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1952 / 0	1950 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1142	912	952	1044	948
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 952	0 0	0 0
SFLA	1427	1346	1428	1374	1278
Att/Det Gar Sqft	624	336	352	384	352
Prior Land	\$12,300				
Prior Total	\$89,000				
Comp Land Estimate	\$14,000	\$13,000	\$13,000	\$13,000	\$11,000
Sale Date		1/3/2020	8/26/2019	4/24/2020	9/16/2020
Sale Price		\$155,217	\$120,000	\$132,100	\$139,000
Time Adj Sale Price		\$156,800	\$123,200	\$132,800	\$139,000
TADJSP/SQFT		\$116.49	\$86.27	\$96.65	\$108.76
Total Adj Factors	\$60,900	\$58,200	\$58,900	\$53,700	\$53,600
Adjusted Sale Price		\$159,500	\$125,200	\$140,000	\$146,300
Comparable Estimate	\$146,000 (\$102.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-14	113.70-8-1.1	102.18-2-13	113.47-3-20	113.48-8-7
Owner	Bracikowski, Lawrence	Farnham, William D	Leli, Susan	McGuire, Aubrey R	Parker, Robert J
Address	77 Warsaw St	207 Parker St	138 Lemoine Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 125	114 x 114	60 x 110	52 x 102	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	2.0	2.0
Bedrooms	4	4	5	4	4
Full/Half Baths	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	4 Full 0
1st Sty Area	1064	1553	1338	832	858
2nd Sty Area	0	0	980	832	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1862	2597	2591	1664	1716
Att/Det Gar Sqft	440	552	399	528	
Prior Land	\$12,400				
Prior Total	\$86,000				
Comp Land Estimate	\$14,000	\$18,000	\$13,000	\$11,000	\$11,000
Sale Date		7/18/2018	9/23/2020	2/7/2020	9/12/2019
Sale Price		\$165,000	\$169,900	\$130,000	\$160,000
Time Adj Sale Price		\$179,400	\$169,900	\$131,100	\$163,800
TADJSP/SQFT		\$69.08	\$65.57	\$78.79	\$95.45
Total Adj Factors	\$64,300	\$96,600	\$91,500	\$57,000	\$65,300
Adjusted Sale Price		\$147,100	\$142,700	\$138,400	\$162,800
Comparable Estimate	\$149,000 (\$80.02/SFLA)				

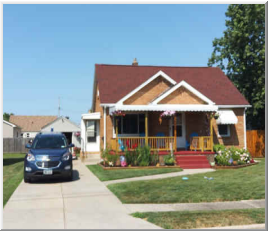
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-5	113.61-4-24	113.62-5-11	113.62-5-21	113.55-3-1
Owner	Warnes, John	Toledo-Castro, Oudaliz	Fuest, Lauren A	Rose-Lindquist, Molly K	Jank, Anna J
Address	80 Warsaw St	205 Alaska St	238 Cass Ave	221 Aris 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 123	45 x 117	50 x 124	51 x 98	50 x 108
Building Style	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
Year Built/Eff Yr Built	1954 / 0	1951 / 0	1950 / 0	1952 / 0	1954 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.3	1.5	1.5	1.5	1.3
Bedrooms	2	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	912	825	780	948	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1185	1221	1110	1278	1047
Att/Det Gar Sqft	440		352	352	440
Prior Land	\$12,300				
Prior Total	\$87,000				
Comp Land Estimate	\$14,000	\$11,000	\$12,000	\$11,000	\$13,000
Sale Date		8/31/2020	6/16/2020	9/16/2020	10/31/2019
Sale Price		\$115,000	\$161,519	\$139,000	\$126,500
Time Adj Sale Price		\$115,000	\$161,800	\$139,000	\$129,000
TADJSP/SQFT		\$94.19	\$145.77	\$108.76	\$123.21
Total Adj Factors	\$53,700	\$27,700	\$48,500	\$53,600	\$45,300
Adjusted Sale Price		\$141,000	\$167,000	\$139,100	\$137,400
Comparable Estimate	\$146,000 (\$123.21/SFLA)				

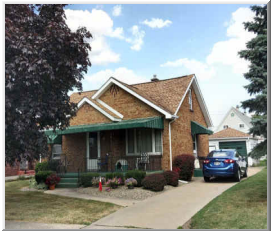


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.54-4-3.1	113.54-4-3.1	113.47-3-20	113.48-8-7	113.48-8-2	113.48-7-14
Owner	Rashid, Harunur	Rashid, Harunur	McGuire, Aubrey R	Parker, Robert J	Williams, Duane	Van Pyrz, Carlton P
Address	84 Warsaw St	84 Warsaw St	177 Kennedy Rd	50 Patricia Ln	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	62 x 123	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	02 Brick	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	858	858	832	858	858	832
2nd Sty Area	858	858	832	858	858	832
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1716	1664	1716	1716	1664
Att/Det Gar Sqft	416	416		528		
Prior Land	\$15,600					
Prior Total	\$121,180					
Comp Land Estimate	\$14,000	\$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	\$66,000	\$66,000	\$57,000	\$65,300	\$58,300	\$56,900
Adjusted Sale Price		\$147,800	\$140,100	\$164,500	\$157,600	\$149,500
Comparable Estimate	\$152,000 (\$88.58/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-15	113.55-9-3	113.56-7-29	113.47-4-13	113.55-1-4
Owner	Snyder, John E	Fontanes, Raymond	Geyer, Craig	Hurley, Carolyn J	Prusak, Shirley
Address	85 Warsaw St	30 Iroquois Ave	57 St Felix Ave	147 Kennedy Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 125	60 x 108	50 x 102	50 x 102	93 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1960 / 0	1961 / 0	1952 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	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
1st Sty Area	1170	1124	1176	1120	1360
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 1000	0 0	0 0
SFLA	1170	1124	1176	1120	1360
Att/Det Gar Sqft	440	352	440	352	440
Prior Land	\$12,400				
Prior Total	\$92,000				
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$11,000	\$16,000
Sale Date		8/10/2020	10/2/2020	10/21/2020	3/18/2020
Sale Price		\$147,500	\$162,000	\$135,000	\$145,000
Time Adj Sale Price		\$147,500	\$162,000	\$135,000	\$146,000
TADJSP/SQFT		\$131.23	\$137.76	\$120.54	\$107.35
Total Adj Factors	\$62,500	\$57,800	\$61,600	\$55,800	\$68,800
Adjusted Sale Price		\$152,200	\$162,900	\$141,700	\$139,700
Comparable Estimate	\$150,000 (\$128.21/SFLA)				\$153,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-4-2	113.61-4-24	113.62-5-11	113.62-5-21	113.54-8-3
Owner	Cirino, Darrell F	Toledo-Castro, Oudaliz	Fuest, Lauren A	Rose-Lindquist, Molly K	Plante, Anjolie R
Address	90 Warsaw St	205 Alaska St	238 Cass Ave	221 Aris 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 123	45 x 117	50 x 124	51 x 98	54 x 123
Building Style	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
Year Built/Eff Yr Built	1953 / 0	1951 / 0	1950 / 0	1952 / 0	1956 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	912	825	780	948	800
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1185	1221	1110	1278	998
Att/Det Gar Sqft	280		352	352	440
Prior Land	\$12,300				
Prior Total	\$63,000				
Comp Land Estimate	\$14,000	\$11,000	\$12,000	\$11,000	\$13,000
Sale Date		8/31/2020	6/16/2020	9/16/2020	8/21/2020
Sale Price		\$115,000	\$161,519	\$139,000	\$139,000
Time Adj Sale Price		\$115,000	\$161,800	\$139,000	\$139,000
TADJSP/SQFT		\$94.19	\$145.77	\$108.76	\$139.28
Total Adj Factors	\$52,000	\$27,700	\$48,500	\$53,600	\$45,500
Adjusted Sale Price		\$139,300	\$165,300	\$137,400	\$145,500
Comparable Estimate	\$146,000 (\$123.21/SFLA)				\$50,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-16	113.63-2-18	113.54-8-3	113.55-3-1	113.06-2-2
Owner	Reid, Mark J	Lelonek, Justin	Plante, Anjolie R	Jank, Anna J	Nichols, Timothy Russe
Address	91 Warsaw St	162 Bright St	32 Linden St	108 Iroquois Ave	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 125	50 x 124	54 x 123	50 x 108	50 x 110
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1949 / 0	1950 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.3	1.5
Bedrooms	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	828	660	800	806	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	828	880	998	1047	832
Att/Det Gar Sqft	280	352	440	352	352
Prior Land	\$11,200				
Prior Total	\$64,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$11,000	\$12,000
Sale Date		5/20/2020	8/21/2020	10/31/2019	12/6/2019
Sale Price		\$99,000	\$139,000	\$126,500	\$94,900
Time Adj Sale Price		\$99,300	\$139,000	\$129,000	\$96,200
TADJSP/SQFT		\$112.84	\$139.28	\$123.21	\$115.63
Total Adj Factors	\$39,200	\$40,900	\$45,500	\$45,300	\$38,300
Adjusted Sale Price		\$97,600	\$132,700	\$122,900	\$97,100
Comparable Estimate	\$116,000 (\$140.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-17	113.47-4-2	113.55-3-1	113.47-3-16	113.62-5-11
Owner	Wass, Gerald E	McCann, Andrew J	Jank, Anna J	DeSilva, Justin K	Fuest, Lauren A
Address	95 Warsaw St	72 Milsom Ave	108 Iroquois Ave	161 Kennedy 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 125	75 x 102	50 x 108	51 x 102	50 x 124
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1954 / 0	1957 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	4	3	4	3
Full/Half Baths	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
1st Sty Area	828	734	806	736	800
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1076	1086	1047	1088	998
Att/Det Gar Sqft	484	576	352	484	440
Prior Land	\$9,800				
Prior Total	\$76,900				
Comp Land Estimate	\$12,000	\$14,000	\$11,000	\$11,000	\$13,000
Sale Date		4/20/2020	10/31/2019	1/23/2020	8/21/2020
Sale Price		\$140,000	\$126,500	\$129,900	\$139,000
Time Adj Sale Price		\$140,700	\$129,000	\$131,200	\$139,000
TADJSP/SQFT		\$129.56	\$123.21	\$120.59	\$139.28
Total Adj Factors	\$48,400	\$50,100	\$45,300	\$47,900	\$45,500
Adjusted Sale Price		\$139,000	\$132,100	\$131,700	\$141,900
Comparable Estimate	\$141,000 (\$131.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.54-5-18	113.56-8-12	113.61-4-29.1	113.70-2-1	113.55-1-4
Owner	Summers Patricia	Stellrecht, Heather	Schlau, Annette L	Robbins, Michael A	Prusak, Shirley
Address	99 Warsaw St	29 Milsom Ave	227 Alaska St	1420 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 125	60 x 102	88 x 117	60 x 120	93 x 108
Building Style	03 Split level	01 Ranch	01 Ranch	02 Raised ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1977 / 0	1993 / 0	1987 / 0	1985 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 388	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1060	1481	1560	820	1360
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	388 0	0 0	0 0	700 0	0 0
SFLA	1448	1481	1560	1520	1360
Att/Det Gar Sqft		473	480		440
Prior Land	\$10,800				
Prior Total	\$96,800				
Comp Land Estimate	\$13,000	\$12,000	\$16,000	\$13,000	\$16,000
Sale Date		3/6/2020	10/17/2019	9/13/2018	3/18/2020
Sale Price		\$157,500	\$160,000	\$155,000	\$145,000
Time Adj Sale Price		\$158,600	\$163,200	\$166,600	\$146,000
TADJSP/SQFT		\$107.09	\$104.62	\$109.61	\$107.35
Total Adj Factors	\$60,100	\$79,100	\$85,100	\$78,000	\$68,800
Adjusted Sale Price		\$139,600	\$138,200	\$148,700	\$137,300
Comparable Estimate	\$144,000 (\$99.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.68-1-2	113.55-9-13	112.67-5-4	113.47-5-2	123.36-5-29.11	123.28-5-13
Owner	Gryczman Tomasz	Crone, Scott E	Montes, Brian	Hartmann, Robert P Jr	Kaneza, John	Contrino, Kathy A
Address	2029 William St	35 Wabash Ave	344 Pleasant Pkwy	130 Kennedy Rd	57 Willowlawn Pkwy	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	69 x 125	40 x 108	50 x 159	95 x 108	38 x 100	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1920 / 0	1930 / 0	1940 / 0	1922 / 0	1927 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 110	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	2.0	1.7
Bedrooms	5	4	5	5	4	4
Full/Half Baths	3 / 0	3 / 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	3 Partial 0	4 Full 0
1st Sty Area	1988	1440	1188	1402	1100	1065
2nd Sty Area	692	1080	990	0	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2680	2520	2178	2243	2200	1758
Att/Det Gar Sqft		440		484	440	484
Prior Land	\$13,100					
Prior Total	\$60,000					
Comp Land Estimate	\$15,000	\$10,000	\$14,000	\$16,000	\$9,000	\$14,000
Sale Date		12/30/2019	9/18/2018	12/9/2019	10/9/2020	9/26/2020
Sale Price		\$134,999	\$128,600	\$153,060	\$137,000	\$166,000
Time Adj Sale Price		\$136,800	\$138,200	\$155,100	\$137,000	\$166,000
TADJSP/SQFT		\$54.29	\$63.45	\$69.15	\$62.27	\$94.43
Total Adj Factors	\$37,800	\$76,800	\$52,500	\$72,700	\$39,600	\$76,000
Adjusted Sale Price		\$97,800	\$123,500	\$120,200	\$135,200	\$127,800
Comparable Estimate	\$121,000 (\$45.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-2-3	113.55-9-13	123.36-5-29.11	113.54-5-1.1	113.64-2-8
Owner	Jordan, Arthur S III	Crone, Scott E	Kaneza, John	Bahuga, Nabyo Joseph	Prible, Stacey Lin
Address	2053 William St	35 Wabash Ave	57 Willowlawn Pkwy	92 Mansion 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	65 x 123	40 x 108	38 x 100	72 x 107	90 x 109
Building 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
Year Built/Eff Yr Built	1877 / 0	1920 / 0	1922 / 0	1911 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	1 No central No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.7
Bedrooms	5	4	4	3	4
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1653	1440	1100	1430	1535
2nd Sty Area	1653	1080	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3306	2520	2200	2145	1993
Att/Det Gar Sqft	440	440	440	744	342
Prior Land	\$12,600				
Prior Total	\$34,000				
Comp Land Estimate	\$14,000	\$10,000	\$9,000	\$14,000	\$16,000
Sale Date		12/30/2019	10/9/2020	3/1/2018	11/8/2019
Sale Price		\$134,999	\$137,000	\$168,000	\$155,000
Time Adj Sale Price		\$136,800	\$137,000	\$186,800	\$157,600
TADJSP/SQFT		\$54.29	\$62.27	\$87.09	\$79.08
Total Adj Factors	\$123,800	\$76,800	\$39,600	\$64,200	\$59,400
Adjusted Sale Price		\$183,800	\$221,200	\$246,400	\$222,000
Comparable Estimate	\$217,000 (\$65.64/SFLA)				\$52,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.68-3-1	113.55-9-13	123.36-5-29.11	112.67-5-4	113.47-5-2
Owner	Piciulo, Thomas	Crone, Scott E	Kaneza, John	Montes, Brian	Bahuga, Nabyo Joseph
Address	2059 William St	35 Wabash Ave	57 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	35 x 123	40 x 108	38 x 100	50 x 159	72 x 107
Building 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
Year Built/Eff Yr Built	1918 / 0	1920 / 0	1922 / 0	1930 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	D Economy 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	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
Stories	1.5	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	5	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1824	1440	1100	1188	1430
2nd Sty Area	0	1080	1100	990	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 0
SFLA	2814	2520	2200	2178	2145
Att/Det Gar Sqft	1,248	440	440	744	484
Prior Land	\$8,600				
Prior Total	\$100,000				
Comp Land Estimate	\$9,000	\$10,000	\$9,000	\$14,000	\$16,000
Sale Date		12/30/2019	10/9/2020	9/18/2018	3/1/2018
Sale Price		\$134,999	\$137,000	\$128,600	\$168,000
Time Adj Sale Price		\$136,800	\$137,000	\$138,200	\$186,800
TADJSP/SQFT		\$54.29	\$62.27	\$63.45	\$87.09
Total Adj Factors	\$86,500	\$76,800	\$39,600	\$52,500	\$72,700
Adjusted Sale Price		\$146,500	\$183,900	\$172,200	\$209,100
Comparable Estimate	\$176,000 (\$62.54/SFLA)				



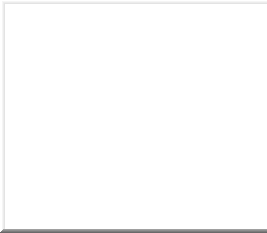
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-1.1	113.55-9-13	113.64-2-8	113.54-5-1.1	123.36-5-29.11	112.67-5-4
Owner	Nicpon, Erik A	Crone, Scott E	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Kaneza, John	Montes, Brian
Address	2215 William St	35 Wabash Ave	88 Edmund St	92 Mansion Ave	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	117 x 120	40 x 108	90 x 109	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	1920 / 0	1907 / 0	1911 / 0	1922 / 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 100	C Average 100	C Average 90	D Economy 110
Heat Type/Central Air	2 Hot air No	2 Hot air 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	2.0	2.0	1.7	1.5	2.0	2.0
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	4 Full 0	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1396	1440	1535	1430	1100	1188
2nd Sty Area	1056	1080	0	0	1100	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2452	2520	1993	2145	2200	2178
Att/Det Gar Sqft	672	440	342	744	440	
Prior Land	\$17,000					
Prior Total	\$99,000					
Comp Land Estimate	\$19,000	\$10,000	\$16,000	\$14,000	\$9,000	\$14,000
Sale Date		12/30/2019	11/8/2019	3/1/2018	10/9/2020	9/18/2018
Sale Price		\$134,999	\$155,000	\$168,000	\$137,000	\$128,600
Time Adj Sale Price		\$136,800	\$157,600	\$186,800	\$137,000	\$138,200
TADJSP/SQFT		\$54.29	\$79.08	\$87.09	\$62.27	\$63.45
Total Adj Factors	\$42,200	\$76,800	\$59,400	\$64,200	\$39,600	\$52,500
Adjusted Sale Price		\$102,200	\$140,400	\$164,800	\$139,600	\$127,900
Comparable Estimate	\$135,000 (\$55.06/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.61-4-4.1	113.61-5-12	113.61-5-13	113.63-2-16	113.61-4-24	113.63-2-26
Owner	Hamdan, Samer	Whitaker, Carrie L	Fiegl, Grant	Bowers, Amanda E	Toledo-Castro, Oudaliz	Ras, Benita L
Address	2239 William St	134 Hedley St	130 Hedley St	174 Bright St	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	59 x 150	60 x 120	60 x 120	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	D Economy	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	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	4	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1232	1050	952	1020	825	1044
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 470	0 952	0 0	0 0	0 0
SFLA	1540	1526	1428	1515	1221	1374
Att/Det Gar Sqft	264	484	352	320		384
Prior Land	\$14,500					
Prior Total	\$60,000					
Comp Land Estimate	\$15,000	\$13,000	\$13,000	\$12,000	\$11,000	\$13,000
Sale Date		11/6/2019	8/26/2019	7/1/2019	8/31/2020	4/24/2020
Sale Price		\$129,900	\$120,000	\$132,500	\$115,000	\$132,100
Time Adj Sale Price		\$132,100	\$123,200	\$136,500	\$115,000	\$132,800
TADJSP/SQFT		\$86.57	\$86.27	\$90.10	\$94.19	\$96.65
Total Adj Factors	\$22,800	\$65,900	\$58,900	\$62,500	\$27,700	\$53,700
Adjusted Sale Price		\$89,000	\$87,100	\$96,800	\$110,100	\$101,900
Comparable Estimate	\$97,000 (\$62.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-4-5	113.61-5-22	113.54-8-3	113.62-5-25	113.61-4-24
Owner	US Bank Trust NA	Simons, Patricia E	Plante, Anjolie R	Merlino, Dallas T	Toledo-Castro, Oudaliz
Address	2243 William St	91 Colby St	32 Linden St	235 Aris Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 120	63 x 120	54 x 123	49 x 98	45 x 117
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	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	1950 / 0	1951 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	660	660	800	660	825
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	990	990	998	990	1221
Att/Det Gar Sqft	484	260	440	480	200
Prior Land	\$12,000				
Prior Total	\$76,000				
Comp Land Estimate	\$13,000	\$14,000	\$13,000	\$11,000	\$11,000
Sale Date		2/10/2020	8/21/2020	8/30/2019	8/31/2020
Sale Price		\$105,000	\$139,000	\$125,000	\$115,000
Time Adj Sale Price		\$105,900	\$139,000	\$128,400	\$115,000
TADJSP/SQFT		\$106.97	\$139.28	\$129.70	\$94.19
Total Adj Factors	\$48,900	\$43,600	\$45,500	\$44,600	\$27,700
Adjusted Sale Price		\$111,200	\$142,400	\$132,700	\$136,200
Comparable Estimate	\$129,000 (\$130.3/SFLA)				\$42,300

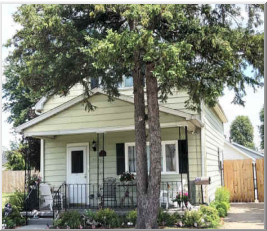
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-5-1.1	113.70-2-11	113.55-10-10.1	113.55-5-11	113.61-5-15
Owner	Myers, Denise M	La Mond, Lisa	Brice, Tiona-Meche	Jackson, Kathleen M	Marone, Thomas
Address	2245 William St	1368 Harlem Rd	27 Peoria Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 120	45 x 120	90 x 108	63 x 108	60 x 120
Building 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
Year Built/Eff Yr Built	1925 / 0	1937 / 0	1945 / 0	1927 / 0	1903 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	2	3	4	3	2
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1192	936	1008	1070	1240
2nd Sty Area	756	840	1008	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2150	1776	2016	1520	1840
Att/Det Gar Sqft	1,264	440	528	399	528
Prior Land	\$11,600				
Prior Total	\$60,300				
Comp Land Estimate	\$16,000	\$11,000	\$16,000	\$13,000	\$13,000
Sale Date		6/23/2020	12/17/2018	9/30/2019	4/10/2018
Sale Price		\$110,800	\$110,000	\$125,600	\$115,000
Time Adj Sale Price		\$111,000	\$116,200	\$128,500	\$127,100
TADJSP/SQFT		\$62.50	\$57.64	\$84.54	\$69.08
Total Adj Factors	\$75,000	\$61,900	\$69,500	\$48,100	\$60,000
Adjusted Sale Price		\$124,100	\$121,700	\$155,400	\$142,100
Comparable Estimate	\$133,000 (\$61.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-5-4.1	113.61-5-15	112.68-2-14	113.71-8-2	113.70-2-11
Owner	Marciniak, Sandra	Marone, Thomas	Niedbalski, Samantha L	Otamere, Trina D	La Mond, Lisa
Address	2247 William St	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1885 / 0	1903 / 0	1902 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	2	2	2	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	1260	1240	1176	1244	936
2nd Sty Area	828	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2088	1840	1596	1343	1776
Att/Det Gar Sqft	352	528	396	528	440
Prior Land	\$13,400				
Prior Total	\$61,950				
Comp Land Estimate	\$13,000	\$13,000	\$8,000	\$13,000	\$11,000
Sale Date		4/10/2018	10/14/2020	1/3/2020	6/23/2020
Sale Price		\$115,000	\$131,840	\$111,000	\$110,800
Time Adj Sale Price		\$127,100	\$131,800	\$112,100	\$111,000
TADJSP/SQFT		\$69.08	\$82.58	\$83.47	\$62.50
Total Adj Factors	\$44,100	\$60,000	\$52,000	\$47,400	\$61,900
Adjusted Sale Price		\$111,200	\$123,900	\$108,800	\$93,200
Comparable Estimate	\$106,000 (\$50.77/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-5-6	113.55-5-11	113.70-2-11	113.64-1-8	123.36-4-1
Owner	Severn, Benjamin	Jackson, Kathleen M	La Mond, Lisa	Nati, Kim Marie	Silver, Danielle Nicolle
Address	2255 William St	97 Girard Ave	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	63 x 108	45 x 120	30 x 109	30 x 100
Building 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
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1937 / 0	1925 / 0	1936 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	2.0	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	850	1070	936	1060	1020
2nd Sty Area	646	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1496	1520	1776	1556	1480
Att/Det Gar Sqft	400	399	440	264	
Prior Land	\$7,500				
Prior Total	\$32,000				
Comp Land Estimate	\$8,000	\$13,000	\$11,000	\$7,200	\$7,000
Sale Date		9/30/2019	6/23/2020	4/26/2018	7/13/2018
Sale Price		\$125,600	\$110,800	\$83,000	\$112,000
Time Adj Sale Price		\$128,500	\$111,000	\$91,800	\$121,800
TADJSP/SQFT		\$84.54	\$62.50	\$59.00	\$82.30
Total Adj Factors	\$21,700	\$48,100	\$61,900	\$43,400	\$44,200
Adjusted Sale Price		\$102,100	\$70,800	\$70,100	\$99,300
Comparable Estimate	\$92,000 (\$61.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-5-7	123.36-5-29.11	112.67-5-4	113.55-9-13	113.47-5-2
Owner	Willpine Holdings, LLC	Kaneza, John	Montes, Brian	Crone, Scott E	Hartmann, Robert P Jr
Address	2257 William St	57 Willowlawn Pkwy	344 Pleasant Pkwy	35 Wabash 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	38 x 100	50 x 159	40 x 108	95 x 108
Building 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
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1930 / 0	1920 / 0	1940 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	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 Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.7
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1304	1100	1188	1440	1402
2nd Sty Area	811	1100	990	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2115	2200	2178	2520	2243
Att/Det Gar Sqft		440		440	484
Prior Land	\$7,500				
Prior Total	\$32,000				
Comp Land Estimate	\$8,000	\$9,000	\$14,000	\$10,000	\$16,000
Sale Date		10/9/2020	9/18/2018	12/30/2019	12/9/2019
Sale Price		\$137,000	\$128,600	\$134,999	\$153,060
Time Adj Sale Price		\$137,000	\$138,200	\$136,800	\$155,100
TADJSP/SQFT		\$62.27	\$63.45	\$54.29	\$69.15
Total Adj Factors	(\$1,700)	\$39,600	\$52,500	\$76,800	\$72,700
Adjusted Sale Price		\$95,700	\$84,000	\$58,300	\$80,700
Comparable Estimate	\$88,000 (\$41.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.61-5-8	113.55-5-11	113.70-2-11	123.36-4-1	123.28-3-9
Owner	Hoffman, John D	Jackson, Kathleen M	La Mond, Lisa	Silver, Danielle Nicolle	Shaw, Ashley L
Address	2263 William St	97 Girard Ave	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 120	63 x 108	45 x 120	30 x 100	30 x 99
Building 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
Year Built/Eff Yr Built	1935 / 0	1927 / 0	1937 / 0	1936 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	2.0	1.5	1.3
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1280	1070	936	1020	920
2nd Sty Area	0	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1280	1520	1776	1480	989
Att/Det Gar Sqft	228	399	440		
Prior Land	\$7,500				
Prior Total	\$36,000				
Comp Land Estimate	\$8,000	\$13,000	\$11,000	\$7,000	\$7,000
Sale Date		9/30/2019	6/23/2020	7/13/2018	4/7/2020
Sale Price		\$125,600	\$110,800	\$112,000	\$85,000
Time Adj Sale Price		\$128,500	\$111,000	\$121,800	\$85,400
TADJSP/SQFT		\$84.54	\$62.50	\$82.30	\$86.35
Total Adj Factors	\$36,600	\$48,100	\$61,900	\$44,200	\$26,400
Adjusted Sale Price		\$117,000	\$85,700	\$114,200	\$95,600
Comparable Estimate	\$109,000 (\$85.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.62-1-1.1	113.56-8-12	113.61-4-29.1	113.61-3-23	113.61-3-23
Owner	Hoffman, John D	Stellrecht, Heather	Schlau, Annette L	Campbell, Errol T	King, Nicholas D
Address	2267 William St	29 Milsom Ave	227 Alaska St	195 Medina St	192 Kennedy Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	.17	60 x 102	88 x 117	60 x 117	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	2006 / 0	1993 / 0	1987 / 0	1957 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1384	1481	1560	1306	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1384	1481	1560	1306	960
Att/Det Gar Sqft	744	473	480	294	576
Prior Land	\$12,600				
Prior Total	\$110,000				
Comp Land Estimate	\$4,000	\$12,000	\$16,000	\$13,000	\$14,000
Sale Date		3/6/2020	10/17/2019	6/12/2020	8/31/2020
Sale Price		\$157,500	\$160,000	\$131,000	\$145,000
Time Adj Sale Price		\$158,600	\$163,200	\$131,200	\$145,000
TADJSP/SQFT		\$107.09	\$104.62	\$100.46	\$151.04
Total Adj Factors	\$70,800	\$79,100	\$85,100	\$76,900	\$48,100
Adjusted Sale Price		\$150,300	\$148,900	\$125,100	\$167,700
Comparable Estimate	\$143,000 (\$103.32/SFLA)				



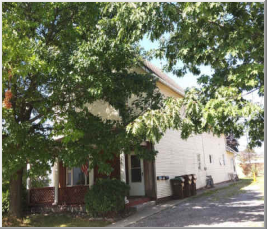
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-1-3.1	123.28-5-13	113.47-5-2	112.67-5-4	123.36-5-29.11	113.64-2-8
Owner	Condida, Joel	Contrino, Kathy A	Hartmann, Robert P Jr	Montes, Brian	Kaneza, John	Prible, Stacey Lin
Address	2273 William St	97 Willowlawn Pkwy	130 Kennedy Rd	344 Pleasant Pkwy	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	90 x 120	75 x 100	95 x 108	50 x 159	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	1940 / 0	1927 / 0	1940 / 0	1930 / 0	1922 / 0	1907 / 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	D Economy 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm No	3 Hot wtr/strm 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	1.7	1.7	2.0	2.0	1.7
Bedrooms	5	4	5	5	4	4
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1475	1065	1402	1188	1100	1535
2nd Sty Area	225	0	0	990	1100	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1700	1758	2243	2178	2200	1993
Att/Det Gar Sqft	864	484	484		440	342
Prior Land	\$14,800					
Prior Total	\$90,000					
Comp Land Estimate	\$16,000	\$14,000	\$16,000	\$14,000	\$9,000	\$16,000
Sale Date		9/26/2020	12/9/2019	9/18/2018	10/9/2020	11/8/2019
Sale Price		\$166,000	\$153,060	\$128,600	\$137,000	\$155,000
Time Adj Sale Price		\$166,000	\$155,100	\$138,200	\$137,000	\$157,600
TADJSP/SQFT		\$94.43	\$69.15	\$63.45	\$62.27	\$79.08
Total Adj Factors	\$65,000	\$76,000	\$72,700	\$52,500	\$39,600	\$59,400
Adjusted Sale Price		\$155,000	\$147,400	\$150,700	\$162,400	\$163,200
Comparable Estimate	\$156,000 (\$91.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.62-4-3	113.54-8-3	113.62-5-11	113.62-5-25	113.63-2-17
Owner	Shady, Michael	Plante, Anjolie R	Fuest, Lauren A	Merlino, Dallas T	Duengfelder, Amy L
Address	2377 William St	32 Linden St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	76 x 115	54 x 123	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
Exterior Wall	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
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	800	780	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 320
SFLA	1020	998	1110	990	990
Att/Det Gar Sqft	840	440	352	480	352
Prior Land	\$12,400				
Prior Total	\$60,600				
Comp Land Estimate	\$15,000	\$13,000	\$12,000	\$11,000	\$12,000
Sale Date		8/21/2020	6/16/2020	8/30/2019	12/30/2019
Sale Price		\$139,000	\$161,519	\$125,000	\$112,000
Time Adj Sale Price		\$139,000	\$161,800	\$128,400	\$113,500
TADJSP/SQFT		\$139.28	\$145.77	\$129.70	\$114.65
Total Adj Factors	\$38,200	\$45,500	\$48,500	\$44,600	\$46,500
Adjusted Sale Price		\$131,700	\$151,500	\$122,000	\$105,200
Comparable Estimate	\$124,000 (\$121.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143001
Print Key	113.54-7-6	112.67-6-7	123.36-4-14	113.47-5-2	113.55-9-13
Owner	Rowell, Brian E	Kowalow, Andrew P Jr	Mack, Scott C	Hartmann, Robert P Jr	Crone, Scott E
Address	2380 William St	370 Shanley St	2138 Clinton St	130 Kennedy Rd	35 Wabash Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	31 x 120	60 x 117	33 x 125	95 x 108	40 x 108
Building 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
Year Built/Eff Yr Built	1940 / 0	1912 / 0	1922 / 0	1940 / 0	1920 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.5	1.7	2.0
Bedrooms	7	6	6	5	4
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1380	1926	1081	1402	1440
2nd Sty Area	840	782	920	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2490	2708	2001	2243	2520
Att/Det Gar Sqft		528	636	484	440
Prior Land	\$6,000				
Prior Total	\$84,400				
Comp Land Estimate	\$8,000	\$0	\$8,000	\$16,000	\$10,000
Sale Date		5/30/2018	6/11/2019	12/9/2019	12/30/2019
Sale Price		\$107,500	\$120,500	\$153,060	\$134,999
Time Adj Sale Price		\$118,200	\$124,500	\$155,100	\$136,800
TADJSP/SQFT		\$43.65	\$62.22	\$69.15	\$54.29
Total Adj Factors	\$69,000	\$0	\$64,200	\$72,700	\$76,800
Adjusted Sale Price		\$0	\$129,300	\$151,400	\$129,000
Comparable Estimate	\$138,000 (\$55.42/SFLA)				\$19,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.62-5-1	113.61-5-12	113.63-3-4	113.63-2-16	113.63-2-26	113.70-3-9
Owner	Lukaszewski, Charlotte	Whitaker, Carrie L	Kenney, Emily D	Bowers, Amanda E	Ras, Benita L	Wisniewski, Nicholas
Address	2389 William St	134 Hedley St	225 Bright 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	65 x 115	60 x 120	45 x 123	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.7
Bedrooms	2	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1162	1050	953	1020	1044	930
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 470	0 352	0 0	0 0	0 0
SFLA	1610	1526	1667	1515	1374	1627
Att/Det Gar Sqft	528	484	484	320	384	352
Prior Land	\$11,300					
Prior Total	\$92,700					
Comp Land Estimate	\$14,000	\$13,000	\$11,000	\$12,000	\$13,000	\$11,000
Sale Date		11/6/2019	9/30/2019	7/1/2019	4/24/2020	3/22/2019
Sale Price		\$129,900	\$121,000	\$132,500	\$132,100	\$170,000
Time Adj Sale Price		\$132,100	\$123,800	\$136,500	\$132,800	\$177,400
TADJSP/SQFT		\$86.57	\$74.27	\$90.10	\$96.65	\$109.04
Total Adj Factors	\$69,100	\$65,900	\$66,800	\$62,500	\$53,700	\$80,000
Adjusted Sale Price		\$135,300	\$126,100	\$143,100	\$148,200	\$166,500
Comparable Estimate	\$144,000 (\$89.44/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143001	143089
Print Key	113.63-1-2	112.67-6-7	123.36-4-14	112.27-1-50	113.55-9-13
Owner	Binko Richard S	Kowalow, Andrew P Jr	Mack, Scott C	Chowdhury Shuvo, Aaq	Muller, Norbert
Address	2421 William St	370 Shanley St	2138 Clinton St	2067 Broadway St	48 Halstead Ave
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res
Neighborhood	120	120	120	301	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 126	60 x 117	33 x 125	30 x 132	90 x 121
Building 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
Year Built/Eff Yr Built	1890 / 0	1912 / 0	1922 / 0	1900 / 0	1921 / 0
Condition	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 90
Heat Type/Central Air	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
Stories	2.0	2.0	2.5	1.5	3.0
Bedrooms	6	6	6	6	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1640	1926	1081	1268	1794
2nd Sty Area	836	782	920	0	891
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2662	2708	2001	1970	3126
Att/Det Gar Sqft	268 400	528	636	360	440
Prior Land	\$11,300				
Prior Total	\$67,700				
Comp Land Estimate	\$14,000	\$0	\$8,000	\$8,000	\$16,000
Sale Date		5/30/2018	6/11/2019	10/10/2020	1/17/2020
Sale Price		\$107,500	\$120,500	\$110,000	\$90,000
Time Adj Sale Price		\$118,200	\$124,500	\$110,000	\$90,900
TADJSP/SQFT		\$43.65	\$62.22	\$55.84	\$29.08
Total Adj Factors	\$37,300	\$0	\$64,200	\$30,000	\$19,000
Adjusted Sale Price		\$0	\$97,600	\$117,300	\$109,200
Comparable Estimate	\$105,000 (\$39.44/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-10-8	113.64-2-8	113.54-5-1.1	113.55-9-13	123.36-5-29.11
Owner	Dixon, Tabitha	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Crone, Scott E	Kaneza, John
Address	2456 William St	88 Edmund St	92 Mansion Ave	35 Wabash Ave	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	94 x 120	90 x 109	72 x 107	40 x 108	38 x 100
Building 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
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1911 / 0	1920 / 0	1922 / 0
Condition	3 Normal	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
Heat Type/Central Air	1 No central No	2 Hot air Yes	1 No central No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.7	1.5	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1484	1535	1430	1440	1100
2nd Sty Area	0	0	0	1080	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1926	1993	2145	2520	2200
Att/Det Gar Sqft		342	744	440	440
Prior Land	\$15,100				
Prior Total	\$80,000				
Comp Land Estimate	\$17,000	\$16,000	\$14,000	\$10,000	\$9,000
Sale Date		11/8/2019	3/1/2018	12/30/2019	10/9/2020
Sale Price		\$155,000	\$168,000	\$134,999	\$137,000
Time Adj Sale Price		\$157,600	\$186,800	\$136,800	\$137,000
TADJSP/SQFT		\$79.08	\$87.09	\$54.29	\$62.27
Total Adj Factors	\$54,000	\$59,400	\$64,200	\$76,800	\$39,600
Adjusted Sale Price		\$152,200	\$176,600	\$114,000	\$151,400
Comparable Estimate	\$148,000 (\$76.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-2-3	113.62-5-11	113.54-8-3	113.55-3-12	113.63-2-17
Owner	Jaquays, Colin	Fuest, Lauren A	Plante, Anjolie R	Blum, Lauren E	Duengfelder, Amy L
Address	2459 William St	238 Cass Ave	32 Linden St	64 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 126	50 x 124	54 x 123	59 x 108	50 x 124
Building Style	04 Cape 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
Year Built/Eff Yr Built	1951 / 0	1950 / 0	1950 / 0	1947 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	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
1st Sty Area	756	780	800	720	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 320
SFLA	1086	1110	998	1080	990
Att/Det Gar Sqft		352	440	528	352
Prior Land	\$10,400				
Prior Total	\$58,000				
Comp Land Estimate	\$11,000	\$12,000	\$13,000	\$13,000	\$12,000
Sale Date		6/16/2020	8/21/2020	11/8/2019	12/30/2019
Sale Price		\$161,519	\$139,000	\$121,500	\$112,000
Time Adj Sale Price		\$161,800	\$139,000	\$123,500	\$113,500
TADJSP/SQFT		\$145.77	\$139.28	\$114.35	\$114.65
Total Adj Factors	\$42,400	\$48,500	\$45,500	\$50,400	\$46,500
Adjusted Sale Price		\$155,700	\$135,900	\$115,500	\$109,400
Comparable Estimate	\$125,000 (\$115.1/SFLA)				



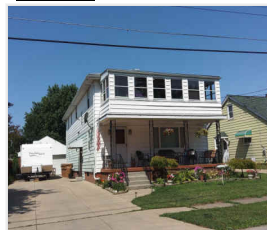
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-2-4	113.63-3-4	113.70-5-16	113.63-2-16	113.63-2-26	113.61-5-12
Owner	Putvin, William	Kenney, Emily D	Baker, Roger	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L
Address	2463 William St	225 Bright St	258 Parker St	174 Bright St	181 Garland 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	.13	45 x 123	50 x 120	50 x 124	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	1930 / 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 Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 1	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	2000	953	1035	1020	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	2323	1667	1867	1515	1374	1526
Att/Det Gar Sqft	864	484	765	320	384	484
Prior Land	\$8,900					
Prior Total	\$60,300					
Comp Land Estimate	\$3,000	\$11,000	\$12,000	\$12,000	\$13,000	\$13,000
Sale Date		9/30/2019	6/4/2018	7/1/2019	4/24/2020	11/6/2019
Sale Price		\$121,000	\$138,000	\$132,500	\$132,100	\$129,900
Time Adj Sale Price		\$123,800	\$150,900	\$136,500	\$132,800	\$132,100
TADJSP/SQFT		\$74.27	\$80.82	\$90.10	\$96.65	\$86.57
Total Adj Factors	\$80,900	\$66,800	\$75,300	\$62,500	\$53,700	\$65,900
Adjusted Sale Price		\$137,900	\$156,500	\$154,900	\$160,000	\$147,100
Comparable Estimate	\$151,000 (\$65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-9	113.63-2-26	113.62-5-21	113.55-5-9	113.70-5-17
Owner	Chiocchio Dario	Ras, Benita L	Rose-Lindquist, Molly K	Siracuse, Lisa K	Samuel, Brittany
Address	2470 William St	181 Garland Ave	221 Aris Ave	81 Girard 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	54 x 120	55 x 124	51 x 98	63 x 108	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1952 / 0	1955 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1031	1044	948	912	924
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1340	1374	1278	1346	1254
Att/Det Gar Sqft	324	384	352	336	440
Prior Land	\$11,300				
Prior Total	\$91,000				
Comp Land Estimate	\$13,000	\$13,000	\$11,000	\$13,000	\$12,000
Sale Date		4/24/2020	9/16/2020	1/3/2020	10/16/2020
Sale Price		\$132,100	\$139,000	\$155,217	\$115,000
Time Adj Sale Price		\$132,800	\$139,000	\$156,800	\$115,000
TADJSP/SQFT		\$96.65	\$108.76	\$116.49	\$91.71
Total Adj Factors	\$57,300	\$53,700	\$53,600	\$58,200	\$54,400
Adjusted Sale Price		\$136,400	\$142,700	\$155,900	\$117,900
Comparable Estimate	\$145,000 (\$108.21/SFLA)				



SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-8.1	113.55-9-3	113.55-1-4	113.56-7-29	113.71-5-4
Owner	Shady, Michael	Fontanes, Raymond	Prusak, Shirley	Geyer, Craig	Squires, Clark E
Address	2472 William St	30 Iroquois Ave	95 Mansion Ave	57 St Felix Ave	22 Nandale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 120	60 x 108	93 x 108	50 x 102	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1952 / 0	1960 / 0	1955 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1228	1124	1360	1176	1072
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1228	1124	1360	1176	1072
Att/Det Gar Sqft		352	440	440	484
Prior Land	\$13,300				
Prior Total	\$87,980				
Comp Land Estimate	\$14,000	\$13,000	\$16,000	\$11,000	\$13,000
Sale Date		8/10/2020	3/18/2020	10/2/2020	10/8/2020
Sale Price		\$147,500	\$145,000	\$162,000	\$155,000
Time Adj Sale Price		\$147,500	\$146,000	\$162,000	\$155,000
TADJSP/SQFT		\$131.23	\$107.35	\$137.76	\$144.59
Total Adj Factors	\$47,200	\$57,800	\$68,800	\$61,600	\$52,300
Adjusted Sale Price		\$136,900	\$124,400	\$147,600	\$149,900
Comparable Estimate	\$141,000 (\$114.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-9-6	113.55-9-3	113.55-1-4	113.56-7-29	113.71-5-4
Owner	Shady, Michael	Fontanes, Raymond	Prusak, Shirley	Geyer, Craig	Squires, Clark E
Address	2478 William St	30 Iroquois Ave	95 Mansion Ave	57 St Felix Ave	22 Nandale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 120	60 x 108	93 x 108	50 x 102	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1952 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1224	1124	1360	1176	1072
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1000	0 0
SFLA	1224	1124	1360	1176	1072
Att/Det Gar Sqft	440	352	440	440	484
Prior Land	\$10,900				
Prior Total	\$93,000				
Comp Land Estimate	\$12,000	\$13,000	\$16,000	\$11,000	\$13,000
Sale Date		8/10/2020	3/18/2020	10/2/2020	10/8/2020
Sale Price		\$147,500	\$145,000	\$162,000	\$155,000
Time Adj Sale Price		\$147,500	\$146,000	\$162,000	\$155,000
TADJSP/SQFT		\$131.23	\$107.35	\$137.76	\$144.59
Total Adj Factors	\$61,000	\$57,800	\$68,800	\$61,600	\$55,800
Adjusted Sale Price		\$150,700	\$138,200	\$161,400	\$158,700
Comparable Estimate	\$150,000 (\$122.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
143089	143089	143089	143089	143089	143089
113.63-3-1	113.69-3-3	113.55-3-7	102.18-2-17	113.48-8-7	113.47-3-20
Pieczynski Jeffrey D	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Parker, Robert J	McGuire, Aubrey R
2481 William St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	50 Patricia Ln	177 Kennedy Rd
220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
120	120	120	120	120	120
143009	143009	143009	143009	143009	143009
1	1	1	1	1	1
64 x 126	60 x 117	51 x 108	75 x 110	50 x 102	52 x 102
12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
1965 / 0	1955 / 0	1957 / 0	1972 / 0	1957 / 0	1957 / 0
3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
1 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
2.0	2.0	2.0	2.0	2.0	2.0
4	6	6	6	4	4
2 / 0	2 / 0	2 / 0	3 / 0	2 / 2	2 / 0
4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1268	1320	1378	1173	858	832
1268	1320	1378	1260	858	832
0 0	0 0	0 0	0 250	0 0	0 0
2536	2640	2756	2433	1716	1664
480	484	440	484	528	
\$12,700					
\$110,000					
\$14,000	\$13,000	\$12,000	\$14,000	\$11,000	\$11,000
	5/19/2020	1/9/2019	12/10/2019	9/12/2019	2/7/2020
	\$165,000	\$175,000	\$191,000	\$160,000	\$130,000
	\$165,600	\$183,800	\$193,600	\$163,800	\$131,100
	\$62.73	\$66.69	\$79.57	\$95.45	\$78.79
\$92,800	\$87,100	\$89,800	\$121,300	\$65,300	\$57,000
	\$171,300	\$186,800	\$165,100	\$191,300	\$166,900
\$176,000 (\$69.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-3-2	113.63-3-4	113.70-5-16	113.70-3-9	113.55-5-9
Owner	Gresko Mary Ann	Kenney, Emily D	Baker, Roger	Wisniewski, Nicholas	Bowers, Amanda E
Address	2485 William St	225 Bright St	258 Parker St	206 Crisfield Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 126	45 x 123	50 x 120	48 x 114	50 x 124
Building Style	04 Cape cod	04 Cape 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
Year Built/Eff Yr Built	1965 / 0	1948 / 0	1950 / 0	1952 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100
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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	1.5
Bedrooms	2	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1400	953	1035	930	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 0
SFLA	2072	1667	1867	1627	1515
Att/Det Gar Sqft	414	484	765	352	320
Prior Land	\$12,300				
Prior Total	\$108,000				
Comp Land Estimate	\$14,000	\$11,000	\$12,000	\$11,000	\$12,000
Sale Date		9/30/2019	6/4/2018	3/22/2019	7/1/2019
Sale Price		\$121,000	\$138,000	\$170,000	\$132,500
Time Adj Sale Price		\$123,800	\$150,900	\$177,400	\$136,500
TADJSP/SQFT		\$74.27	\$80.82	\$109.04	\$90.10
Total Adj Factors	\$81,400	\$66,800	\$75,300	\$80,000	\$62,500
Adjusted Sale Price		\$138,400	\$157,000	\$178,800	\$155,400
Comparable Estimate	\$162,000 (\$78.19/SFLA)				

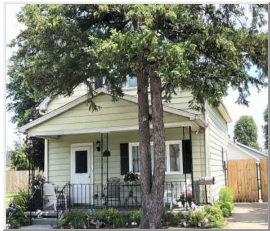


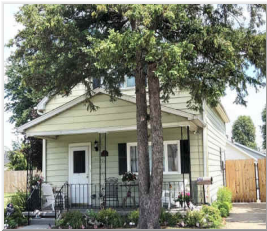
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-8-9	113.55-1-4	113.61-3-23	113.55-9-3	113.56-7-29	113.47-4-13
Owner	Nowakowski, Frances H	Prusak, Shirley	Campbell, Errol T	Fontanes, Raymond	Geyer, Craig	Hurley, Carolyn J
Address	2494 William St	95 Mansion Ave	195 Medina St	30 Iroquois Ave	57 St Felix 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	54 x 120	93 x 108	60 x 117	60 x 108	50 x 102	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1957 / 0	1952 / 0	1960 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	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	1346	1360	1306	1124	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 1000	0 0
SFLA	1346	1360	1306	1124	1176	1120
Att/Det Gar Sqft	484	440	294	352	440	352
Prior Land	\$11,300					
Prior Total	\$102,000					
Comp Land Estimate	\$13,000	\$16,000	\$13,000	\$13,000	\$11,000	\$11,000
Sale Date		3/18/2020	6/12/2020	8/10/2020	10/2/2020	10/21/2020
Sale Price		\$145,000	\$131,000	\$147,500	\$162,000	\$135,000
Time Adj Sale Price		\$146,000	\$131,200	\$147,500	\$162,000	\$135,000
TADJSP/SQFT		\$107.35	\$100.46	\$131.23	\$137.76	\$120.54
Total Adj Factors	\$67,600	\$68,800	\$76,900	\$57,800	\$61,600	\$55,800
Adjusted Sale Price		\$144,800	\$121,900	\$157,300	\$168,000	\$146,800
Comparable Estimate	\$148,000 (\$109.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-8-8	113.55-8-5	113.63-3-4	113.64-1-19	113.70-2-11
Owner	Lewis, Tiffany R	Keuck, Donald J	Kenney, Emily D	Ahmed, Hasan	La Mond, Lisa
Address	2500 William St	6 Girard Ave	225 Bright St	8 Henry 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	70 x 120	100 x 108	45 x 123	77 x 109	45 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	08 Old style
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1962 / 0	1948 / 0	1952 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	1.7	1.0	2.0
Bedrooms	4	5	3	3	3
Full/Half Baths	1 / 1	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1020	1608	953	2000	936
2nd Sty Area	780	1240	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 352	0 0	0 0
SFLA	1800	2848	1667	2000	1776
Att/Det Gar Sqft	440	483	484	440	440
Prior Land	\$12,900				
Prior Total	\$100,000				
Comp Land Estimate	\$14,000	\$17,000	\$11,000	\$14,000	\$11,000
Sale Date		5/7/2019	9/30/2019	10/16/2020	6/23/2020
Sale Price		\$195,080	\$121,000	\$150,000	\$110,800
Time Adj Sale Price		\$202,300	\$123,800	\$150,000	\$111,000
TADJSP/SQFT		\$71.03	\$74.27	\$75.00	\$62.50
Total Adj Factors	\$70,000	\$115,000	\$66,800	\$79,700	\$61,900
Adjusted Sale Price		\$157,300	\$127,000	\$140,300	\$119,100
Comparable Estimate	\$142,000 (\$78.89/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-8-7	113.69-3-3	113.55-3-7	102.18-2-17	113.54-4-3.1	113.48-8-7
Owner	Fenske, John E	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Rashid, Harunur	Parker, Robert J
Address	2512 William St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	84 Warsaw St	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	65 x 120	60 x 117	51 x 108	75 x 110	62 x 123	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1955 / 0	1957 / 0	1972 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	4	6	6	6	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 2
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	1304	1320	1378	1173	858	858
2nd Sty Area	1200	1320	1378	1260	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	2504	2640	2756	2433	1716	1716
Att/Det Gar Sqft		324	484	440	484	416
Prior Land	\$12,500					
Prior Total	\$103,000					
Comp Land Estimate	\$14,000	\$13,000	\$12,000	\$14,000	\$14,000	\$11,000
Sale Date		5/19/2020	1/9/2019	12/10/2019	12/7/2018	9/12/2019
Sale Price		\$165,000	\$175,000	\$191,000	\$139,900	\$160,000
Time Adj Sale Price		\$165,600	\$183,800	\$193,600	\$147,800	\$163,800
TADJSP/SQFT		\$62.73	\$66.69	\$79.57	\$86.13	\$95.45
Total Adj Factors	\$83,800	\$87,100	\$89,800	\$121,300	\$66,000	\$65,300
Adjusted Sale Price		\$162,300	\$177,800	\$156,100	\$165,600	\$182,300
Comparable Estimate	\$169,000 (\$67.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-8-6	123.28-3-9	113.55-5-11	113.64-1-8	113.70-2-11
Owner	Szwajda, Gloria A	Shaw, Ashley L	Jackson, Kathleen M	Nati, Kim Marie	La Mond, Lisa
Address	2514 William St	125 Meadowbrook Pkwy	97 Girard Ave	72 Henry 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	27 x 120	30 x 99	63 x 108	30 x 109	45 x 120
Building 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
Year Built/Eff Yr Built	1930 / 0	1922 / 0	1927 / 0	1925 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	2.0
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	968	920	1070	1060	936
2nd Sty Area	968	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	968	989	1520	1556	1776
Att/Det Gar Sqft	360		399	264	440
Prior Land	\$5,300				
Prior Total	\$45,800				
Comp Land Estimate	\$7,000	\$7,000	\$13,000	\$7,200	\$11,000
Sale Date		4/7/2020	9/30/2019	4/26/2018	6/23/2020
Sale Price		\$85,000	\$125,600	\$83,000	\$110,800
Time Adj Sale Price		\$85,400	\$128,500	\$91,800	\$111,000
TADJSP/SQFT		\$86.35	\$84.54	\$59.00	\$62.50
Total Adj Factors	\$35,100	\$26,400	\$48,100	\$43,400	\$61,900
Adjusted Sale Price		\$94,100	\$115,500	\$83,500	\$84,200
Comparable Estimate	\$95,000 (\$98.14/SFLA)				\$99,800

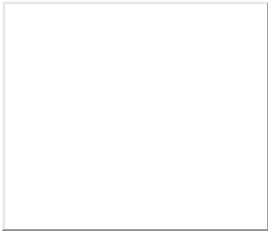
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.55-7-6	113.55-5-11	113.64-1-8	123.36-4-1	112.68-2-14
Owner	Holmer-Wach, Kathleen	Jackson, Kathleen M	Nati, Kim Marie	Silver, Danielle Nicolle	Niedbalski, Samantha L
Address	2524 William St	97 Girard Ave	72 Henry St	60 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	27 x 120	63 x 108	30 x 109	45 x 120	32 x 125
Building 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
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1925 / 0	1937 / 0	1936 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	2.0	1.5
Bedrooms	3	3	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	968	1070	1060	936	1020
2nd Sty Area	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1573	1520	1556	1776	1480
Att/Det Gar Sqft	360	399	264	440	396
Prior Land	\$5,300				
Prior Total	\$66,500				
Comp Land Estimate	\$7,000	\$13,000	\$7,200	\$11,000	\$7,000
					\$8,000
Sale Date		9/30/2019	4/26/2018	6/23/2020	7/13/2018
Sale Price		\$125,600	\$83,000	\$110,800	\$112,000
Time Adj Sale Price		\$128,500	\$91,800	\$111,000	\$121,800
TADJSP/SQFT		\$84.54	\$59.00	\$62.50	\$82.30
					\$82.58
Total Adj Factors	\$50,400	\$48,100	\$43,400	\$61,900	\$44,200
Adjusted Sale Price		\$130,800	\$98,800	\$99,500	\$128,000
					\$52,000
Comparable Estimate	\$117,000 (\$74.38/SFLA)				\$130,200



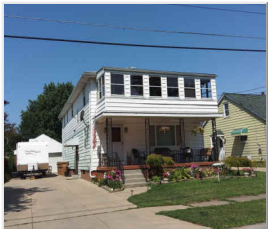
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-7-5	113.63-3-4	113.63-2-16	113.63-2-26	113.61-5-12	113.55-5-9
Owner	Glowny Timothy M	Kenney, Emily D	Bowers, Amanda E	Ras, Benita L	Whitaker, Carrie L	Siracuse, Lisa K
Address	2526 William St	225 Bright St	174 Bright St	181 Garland Ave	134 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	54 x 120	45 x 123	50 x 124	55 x 124	60 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1942 / 0	1948 / 0	1950 / 0	1950 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2.0	1.7	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 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	917	953	1020	1044	1050	912
2nd Sty Area	624	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 470	0 0
SFLA	1541	1667	1515	1374	1526	1346
Att/Det Gar Sqft	576 418	484	320	384	484	336
Prior Land	\$10,500					
Prior Total	\$90,000					
Comp Land Estimate	\$13,000	\$11,000	\$12,000	\$13,000	\$13,000	\$13,000
Sale Date		9/30/2019	7/1/2019	4/24/2020	11/6/2019	1/3/2020
Sale Price		\$121,000	\$132,500	\$132,100	\$129,900	\$155,217
Time Adj Sale Price		\$123,800	\$136,500	\$132,800	\$132,100	\$156,800
TADJSP/SQFT		\$74.27	\$90.10	\$96.65	\$86.57	\$116.49
Total Adj Factors	\$66,100	\$66,800	\$62,500	\$53,700	\$65,900	\$58,200
Adjusted Sale Price		\$123,100	\$140,100	\$145,200	\$132,300	\$164,700
Comparable Estimate	\$141,000 (\$91.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.55-7-3	113.55-9-13	113.47-5-2	123.36-5-29.11	113.64-2-8	113.54-5-1.1
Owner	Kaufmann, Christopher	Crone, Scott E	Hartmann, Robert P Jr	Kaneza, John	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	2536 William St	35 Wabash Ave	130 Kennedy Rd	57 Willowlawn Pkwy	88 Edmund St	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	36 x 120	40 x 108	95 x 108	38 x 100	90 x 109	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1920 / 0	1940 / 0	1922 / 0	1907 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air 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	1.7	2.0	1.7	1.5
Bedrooms	6	4	5	4	4	3
Full/Half Baths	2 / 0	3 / 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	2 Crawl 0	2 Crawl 0
1st Sty Area	1160	1440	1402	1100	1535	1430
2nd Sty Area	1008	1080	0	1100	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2168	2520	2243	2200	1993	2145
Att/Det Gar Sqft	550	440	484	440	342	744
Prior Land	\$8,700					
Prior Total	\$69,000					
Comp Land Estimate	\$9,000	\$10,000	\$16,000	\$9,000	\$16,000	\$14,000
Sale Date		12/30/2019	12/9/2019	10/9/2020	11/8/2019	3/1/2018
Sale Price		\$134,999	\$153,060	\$137,000	\$155,000	\$168,000
Time Adj Sale Price		\$136,800	\$155,100	\$137,000	\$157,600	\$186,800
TADJSP/SQFT		\$54.29	\$69.15	\$62.27	\$79.08	\$87.09
Total Adj Factors	\$40,500	\$76,800	\$72,700	\$39,600	\$59,400	\$64,200
Adjusted Sale Price		\$100,500	\$122,900	\$137,900	\$138,700	\$163,100
Comparable Estimate	\$133,000 (\$61.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-5-1	113.63-2-18	113.63-2-17	113.54-8-3	113.71-4-10
Owner	Pawlowski, Daniel E Sr	Lelonek, Justin	Duengfelder, Amy L	Plante, Anjolie R	Henninger, Adam M
Address	2537 William St	162 Bright St	168 Bright St	32 Linden St	94 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	46 x 113	50 x 124	50 x 124	54 x 123	60 x 122
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	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	1950 / 0	1949 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.3	1.5	1.5	1.5
Bedrooms	3	2	3	3	2
Full/Half Baths	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
1st Sty Area	900	660	660	800	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 320	0 0	0 0
SFLA	900	880	990	998	840
Att/Det Gar Sqft	396	352	352	440	360
Prior Land	\$8,700				
Prior Total	\$81,800				
Comp Land Estimate	\$11,000	\$12,000	\$12,000	\$13,000	\$14,000
Sale Date		5/20/2020	12/30/2019	8/21/2020	9/17/2019
Sale Price		\$99,000	\$112,000	\$139,000	\$118,000
Time Adj Sale Price		\$99,300	\$113,500	\$139,000	\$120,800
TADJSP/SQFT		\$112.84	\$114.65	\$139.28	\$143.81
Total Adj Factors	\$40,200	\$40,900	\$46,500	\$45,500	\$41,700
Adjusted Sale Price		\$98,600	\$107,200	\$133,700	\$119,300
Comparable Estimate	\$117,000 (\$130/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-5-2	113.70-5-4	113.55-3-12	113.62-5-11	113.71-4-3
Owner	Adriance, Debra	Walkow, Jacob	Blum, Lauren E	Fuest, Lauren A	Fijas, Amy L
Address	2541 William St	180 Cass Ave	64 Iroquois Ave	238 Cass 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	46 x 113	90 x 124	59 x 108	50 x 124	67 x 122
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1947 / 0	1947 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	774	960	720	780	793
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1161	1140	1080	1110	1153
Att/Det Gar Sqft	280	294	528	352	420
Prior Land	\$8,700				
Prior Total	\$73,100				
Comp Land Estimate	\$11,000	\$17,000	\$13,000	\$12,000	\$14,000
Sale Date		12/18/2019	11/8/2019	6/16/2020	5/14/2019
Sale Price		\$145,000	\$121,500	\$161,519	\$129,000
Time Adj Sale Price		\$146,900	\$123,500	\$161,800	\$133,800
TADJSP/SQFT		\$128.86	\$114.35	\$145.77	\$116.05
Total Adj Factors	\$45,400	\$54,700	\$50,400	\$48,500	\$51,300
Adjusted Sale Price		\$137,600	\$118,500	\$158,700	\$127,900
Comparable Estimate	\$130,000 (\$111.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-5-3.1	113.69-3-3	113.55-3-7	102.18-2-17	113.48-8-7
Owner	Bonakey, Shirley	Rwanika, Francine	Wysocki, Robin A	Labib, Mahir	Parker, Robert J
Address	2547 William St	144 Alaska St	90 Iroquois Ave	114 Lemoine Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	112 x 183	60 x 117	51 x 108	75 x 110	50 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1955 / 0	1957 / 0	1972 / 0	1957 / 0
Condition	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
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	4
Full/Half Baths	3 / 0	2 / 0	2 / 0	3 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2638	1320	1378	1173	858
2nd Sty Area	0	1320	1378	1260	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	2638	2640	2756	2433	1716
Att/Det Gar Sqft	440	484	440	484	528
Prior Land	\$19,600				
Prior Total	\$142,000				
Comp Land Estimate	\$22,000	\$13,000	\$12,000	\$14,000	\$11,000
Sale Date		5/19/2020	1/9/2019	12/10/2019	9/12/2019
Sale Price		\$165,000	\$175,000	\$191,000	\$160,000
Time Adj Sale Price		\$165,600	\$183,800	\$193,600	\$163,800
TADJSP/SQFT		\$62.73	\$66.69	\$79.57	\$95.45
Total Adj Factors	\$133,200	\$87,100	\$89,800	\$121,300	\$65,300
Adjusted Sale Price		\$211,700	\$227,200	\$205,500	\$231,700
Comparable Estimate	\$220,000 (\$83.4/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-5-5	113.63-3-4	113.70-5-16	113.63-2-16	113.63-2-26	113.70-3-9
Owner	Barone, Raven	Kenney, Emily D	Baker, Roger	Bowers, Amanda E	Ras, Benita L	Wisniewski, Nicholas
Address	2559 William St	225 Bright St	258 Parker 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	75 x 263	45 x 123	50 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1948 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	1.5	1.7
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 1	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	1292	953	1035	1020	1044	930
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 0
SFLA	1938	1667	1867	1515	1374	1627
Att/Det Gar Sqft	576	484	765	320	384	352
Prior Land	\$16,700					
Prior Total	\$110,000					
Comp Land Estimate	\$19,000	\$11,000	\$12,000	\$12,000	\$13,000	\$11,000
Sale Date		9/30/2019	6/4/2018	7/1/2019	4/24/2020	3/22/2019
Sale Price		\$121,000	\$138,000	\$132,500	\$132,100	\$170,000
Time Adj Sale Price		\$123,800	\$150,900	\$136,500	\$132,800	\$177,400
TADJSP/SQFT		\$74.27	\$80.82	\$90.10	\$96.65	\$109.04
Total Adj Factors	\$81,700	\$66,800	\$75,300	\$62,500	\$53,700	\$80,000
Adjusted Sale Price		\$138,700	\$157,300	\$155,700	\$160,800	\$179,100
Comparable Estimate	\$158,000 (\$81.53/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.63-6-1	113.56-6-6	113.56-7-29	113.48-1-5	113.55-1-4
Owner	Reichard, Kathleen M	Dick, Brendon R	Geyer, Craig	Harp, Sarah C	Prusak, Shirley
Address	2565 William St	38 Starlite Ave	57 St Felix Ave	94 Patricia Ln	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	74 x 134	50 x 102	50 x 102	51 x 102	93 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1960 / 0	1965 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1604	1120	1176	1200	1360
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 780	0 0	0 1000	0 1200	0 0
SFLA	1604	1120	1176	1200	1360
Att/Det Gar Sqft	528	308	440	352	440
Prior Land	\$14,000				
Prior Total	\$117,000				
Comp Land Estimate	\$16,000	\$11,000	\$11,000	\$11,000	\$16,000
Sale Date		7/2/2020	10/2/2020	11/6/2019	3/18/2020
Sale Price		\$145,000	\$162,000	\$150,000	\$145,000
Time Adj Sale Price		\$145,000	\$162,000	\$152,500	\$146,000
TADJSP/SQFT		\$129.46	\$137.76	\$127.08	\$107.35
Total Adj Factors	\$85,600	\$55,500	\$61,600	\$64,100	\$68,800
Adjusted Sale Price		\$175,100	\$186,000	\$174,000	\$162,800
Comparable Estimate	\$176,000 (\$109.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.63-6-2	113.55-9-3	113.47-4-9	113.71-5-4	113.72-2-2	113.63-1-33
Owner	Senko, Roman Robert	Fontanes, Raymond	Miller, Andrew J	Squires, Clark E	Harold, Sylvester	Depczynski, William
Address	2569 William St	30 Iroquois Ave	123 Kennedy Rd	22 Nandale Dr	38 Edmund St	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	36 x 134	60 x 108	60 x 102	50 x 149	50 x 109	45 x 124
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1949 / 0	1955 / 0	1956 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / 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	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	1040	1124	936	1072	1054	673
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 300	0 0
SFLA	1040	1124	936	1072	1054	1036
Att/Det Gar Sqft	440	352	532	484	460	308
Prior Land	\$9,200					
Prior Total	\$87,000					
Comp Land Estimate	\$10,000	\$13,000	\$12,000	\$13,000	\$12,000	\$11,000
Sale Date		8/10/2020	8/28/2020	10/8/2020	4/9/2019	5/11/2018
Sale Price		\$147,500	\$155,000	\$155,000	\$155,000	\$106,000
Time Adj Sale Price		\$147,500	\$155,000	\$155,000	\$161,200	\$116,500
TADJSP/SQFT		\$131.23	\$165.60	\$144.59	\$152.94	\$112.45
Total Adj Factors	\$50,200	\$57,800	\$52,300	\$57,300	\$54,500	\$51,700
Adjusted Sale Price		\$139,900	\$152,900	\$147,900	\$156,900	\$115,000
Comparable Estimate	\$143,000 (\$137.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.64-1-1.1	113.48-8-7	113.47-3-20	113.54-4-3.1	113.48-8-2	113.70-8-1.1
Owner	Duquette, Ashley	Parker, Robert J	McGuire, Aubrey R	Rashid, Harunur	Williams, Duane	Farnham, William D
Address	2583 William St	50 Patricia Ln	177 Kennedy Rd	84 Warsaw St	70 Patricia Ln	207 Parker 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	93 x 134	50 x 102	52 x 102	62 x 123	51 x 102	114 x 114
Building Style	04 Cape cod	12 Duplex	12 Duplex	12 Duplex	12 Duplex	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	1938 / 0	1957 / 0	1957 / 0	1950 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	2.0	2.0	2.0	2.0	1.7
Bedrooms	3	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 2	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	970	858	832	858	858	1553
2nd Sty Area	0	858	832	858	858	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1697	1716	1664	1716	1716	2597
Att/Det Gar Sqft		528		416		552
Prior Land	\$15,800					
Prior Total	\$64,900					
Comp Land Estimate	\$18,000	\$11,000	\$11,000	\$14,000	\$11,000	\$18,000
Sale Date		9/12/2019	2/7/2020	12/7/2018	6/20/2019	7/18/2018
Sale Price		\$160,000	\$130,000	\$139,900	\$145,000	\$165,000
Time Adj Sale Price		\$163,800	\$131,100	\$147,800	\$149,900	\$179,400
TADJSP/SQFT		\$95.45	\$78.79	\$86.13	\$87.35	\$69.08
Total Adj Factors	\$63,000	\$65,300	\$57,000	\$66,000	\$58,300	\$96,600
Adjusted Sale Price		\$161,500	\$137,100	\$144,800	\$154,600	\$145,800
Comparable Estimate	\$149,000 (\$87.8/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-1-3	113.56-8-12	113.61-4-29.1	113.56-6-6	113.56-7-29
Owner	Huya, Ronald J	Stellrecht, Heather	Schlau, Annette L	Dick, Brendon R	Geyer, Craig
Address	2591 William St	29 Milsom Ave	227 Alaska St	38 Starlite 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	63 x 135	60 x 102	88 x 117	50 x 102	50 x 102
Building Style	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
Year Built/Eff Yr Built	1976 / 0	1993 / 0	1987 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
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
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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
1st Sty Area	1548	1481	1560	1120	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 1000
SFLA	1548	1481	1560	1120	1176
Att/Det Gar Sqft	462	473	480	308	440
Prior Land	\$13,000				
Prior Total	\$110,000				
Comp Land Estimate	\$15,000	\$12,000	\$16,000	\$11,000	\$11,000
Sale Date		3/6/2020	10/17/2019	7/2/2020	10/2/2020
Sale Price		\$157,500	\$160,000	\$145,000	\$162,000
Time Adj Sale Price		\$158,600	\$163,200	\$145,000	\$162,000
TADJSP/SQFT		\$107.09	\$104.62	\$129.46	\$137.76
Total Adj Factors	\$79,100	\$79,100	\$85,100	\$55,500	\$61,600
Adjusted Sale Price		\$158,600	\$157,200	\$168,600	\$179,500
Comparable Estimate	\$166,000 (\$107.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-1-4	113.56-7-29	113.55-1-4	113.55-9-3	113.61-3-23
Owner	Coniglio, Frank G	Geyer, Craig	Prusak, Shirley	Fontanes, Raymond	Campbell, Errol T
Address	2599 William St	57 St Felix Ave	95 Mansion Ave	30 Iroquois 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 135	50 x 102	93 x 108	60 x 108	60 x 117
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1960 / 0	1952 / 0	1952 / 0	1957 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	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
1st Sty Area	1296	1176	1360	1124	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1000	0 0	0 0	0 0
SFLA	1296	1176	1360	1124	1306
Att/Det Gar Sqft	484	440	440	352	294
Prior Land	\$12,900				
Prior Total	\$90,000				
Comp Land Estimate	\$14,000	\$11,000	\$16,000	\$13,000	\$13,000
Sale Date		10/2/2020	3/18/2020	8/10/2020	6/12/2020
Sale Price		\$162,000	\$145,000	\$147,500	\$131,000
Time Adj Sale Price		\$162,000	\$146,000	\$147,500	\$131,200
TADJSP/SQFT		\$137.76	\$107.35	\$131.23	\$100.46
Total Adj Factors	\$66,200	\$61,600	\$68,800	\$57,800	\$76,900
Adjusted Sale Price		\$166,600	\$143,400	\$155,900	\$120,500
Comparable Estimate	\$150,000 (\$115.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-2-1	113.47-4-9	113.55-9-3	113.71-5-4	113.78-1-3
Owner	Ingersoll Diane M	Miller, Andrew J	Fontanes, Raymond	Squires, Clark E	Hofbauer, Nicolas
Address	2607 William St	123 Kennedy Rd	30 Iroquois Ave	22 Nandale Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 135	60 x 102	60 x 108	50 x 149	50 x 120
Building Style	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
Year Built/Eff Yr Built	1952 / 0	1949 / 0	1952 / 0	1955 / 0	1954 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3
Full/Half Baths	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
1st Sty Area	768	936	1124	1072	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 768	0 468	0 0	0 0	0 132
SFLA	768	936	1124	1072	832
Att/Det Gar Sqft	308	532	352	484	396
Prior Land	\$11,800				
Prior Total	\$81,500				
Comp Land Estimate	\$14,000	\$12,000	\$13,000	\$13,000	\$12,000
Sale Date		8/28/2020	8/10/2020	10/8/2020	4/30/2019
Sale Price		\$155,000	\$147,500	\$155,000	\$121,250
Time Adj Sale Price		\$155,000	\$147,500	\$155,000	\$126,100
TADJSP/SQFT		\$165.60	\$131.23	\$144.59	\$151.56
Total Adj Factors	\$45,400	\$52,300	\$57,800	\$57,300	\$45,800
Adjusted Sale Price		\$148,100	\$135,100	\$143,100	\$125,700
Comparable Estimate	\$141,000 (\$183.59/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.64-2-2	113.62-5-11	113.47-4-2	113.55-3-12	113.71-4-3	113.47-3-16
Owner	Falter, Helen	Fuest, Lauren A	McCann, Andrew J	Blum, Lauren E	Fijas, Amy L	DeSilva, Justin K
Address	2613 William St	238 Cass Ave	72 Milsom Ave	64 Iroquois Ave	136 Helen St	161 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	60 x 135	50 x 124	75 x 102	59 x 108	67 x 122	51 x 102
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	1952 / 0	1950 / 0	1956 / 0	1947 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3	4
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	780	734	720	793	736
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 0	0 0
SFLA	1112	1110	1086	1080	1153	1088
Att/Det Gar Sqft	300	352	576	528	420	484
Prior Land	\$12,700					
Prior Total	\$75,000					
Comp Land Estimate	\$14,000	\$12,000	\$14,000	\$13,000	\$14,000	\$11,000
Sale Date		6/16/2020	4/20/2020	11/8/2019	5/14/2019	1/23/2020
Sale Price		\$161,519	\$140,000	\$121,500	\$129,000	\$129,900
Time Adj Sale Price		\$161,800	\$140,700	\$123,500	\$133,800	\$131,200
TADJSP/SQFT		\$145.77	\$129.56	\$114.35	\$116.05	\$120.59
Total Adj Factors	\$51,300	\$48,500	\$50,100	\$50,400	\$51,300	\$47,900
Adjusted Sale Price		\$164,600	\$141,900	\$124,400	\$133,800	\$134,600
Comparable Estimate	\$140,000 (\$125.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-2-3	113.47-5-2	113.64-2-8	113.28-5-13	113.55-9-13
Owner	Ucasz Laurie A	Hartmann, Robert P Jr	Prible, Stacey Lin	Contrino, Kathy A	Crone, Scott E
Address	2623 William St	130 Kennedy Rd	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 135	95 x 108	90 x 109	75 x 100	40 x 108
Building 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
Year Built/Eff Yr Built	1940 / 0	1940 / 0	1907 / 0	1927 / 0	1920 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.7	1.7	2.0
Bedrooms	6	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1134	1402	1535	1065	1440
2nd Sty Area	448	0	0	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1857	2243	1993	1758	2520
Att/Det Gar Sqft	748	484	342	484	440
Prior Land	\$10,800				
Prior Total	\$81,000				
Comp Land Estimate	\$12,000	\$16,000	\$16,000	\$14,000	\$10,000
Sale Date		12/9/2019	11/8/2019	9/26/2020	12/30/2019
Sale Price		\$153,060	\$155,000	\$166,000	\$134,999
Time Adj Sale Price		\$155,100	\$157,600	\$166,000	\$136,800
TADJSP/SQFT		\$69.15	\$79.08	\$94.43	\$54.29
Total Adj Factors	\$61,600	\$72,700	\$59,400	\$76,000	\$76,800
Adjusted Sale Price		\$144,000	\$159,800	\$151,600	\$121,600
Comparable Estimate	\$145,000 (\$78.08/SFLA)				\$52,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.64-2-4	113.56-7-29	113.56-6-6	113.55-9-3	113.71-5-4	113.47-4-13
Owner	Hamdan, Samer A	Geyer, Craig	Dick, Brendon R	Fontanes, Raymond	Squires, Clark E	Hurley, Carolyn J
Address	2625 William St	57 St Felix Ave	38 Starlite Ave	30 Iroquois Ave	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	53 x 135	50 x 102	50 x 102	60 x 108	50 x 149	50 x 102
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	1957 / 0	1960 / 0	1963 / 0	1952 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	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	1232	1176	1120	1124	1072	1120
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 1000	0 0	0 0	0 0	0 0
SFLA	1232	1176	1120	1124	1072	1120
Att/Det Gar Sqft	528	440	308	352	484	352
Prior Land	\$11,900					
Prior Total	\$90,000					
Comp Land Estimate	\$13,000	\$11,000	\$11,000	\$13,000	\$13,000	\$11,000
Sale Date		10/2/2020	7/2/2020	8/10/2020	10/8/2020	10/21/2020
Sale Price		\$162,000	\$145,000	\$147,500	\$155,000	\$135,000
Time Adj Sale Price		\$162,000	\$145,000	\$147,500	\$155,000	\$135,000
TADJSP/SQFT		\$137.76	\$129.46	\$131.23	\$144.59	\$120.54
Total Adj Factors	\$65,100	\$61,600	\$55,500	\$57,800	\$57,300	\$55,800
Adjusted Sale Price		\$165,500	\$154,600	\$154,800	\$162,800	\$144,300
Comparable Estimate	\$156,000 (\$126.62/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-21	113.63-2-26	113.63-2-16	113.55-5-9	113.63-3-4
Owner	Mancuso Mark	Ras, Benita L	Bowers, Amanda E	Siracuse, Lisa K	Kenney, Emily D
Address	2628 William St	181 Garland Ave	174 Bright St	81 Girard Ave	225 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 110	55 x 124	50 x 124	63 x 108	45 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1950 / 0	1950 / 0	1955 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	1044	1020	912	953
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 352
SFLA	1470	1374	1515	1346	1667
Att/Det Gar Sqft	294	384	320	336	484
Prior Land	\$9,500				
Prior Total	\$84,700				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$13,000	\$11,000
Sale Date		4/24/2020	7/1/2019	1/3/2020	9/30/2019
Sale Price		\$132,100	\$132,500	\$155,217	\$121,000
Time Adj Sale Price		\$132,800	\$136,500	\$156,800	\$123,800
TADJSP/SQFT		\$96.65	\$90.10	\$116.49	\$74.27
Total Adj Factors	\$58,400	\$53,700	\$62,500	\$58,200	\$66,800
Adjusted Sale Price		\$137,500	\$132,400	\$157,000	\$115,400
Comparable Estimate	\$133,000 (\$90.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-3-1	113.64-1-19	113.55-1-4	113.69-3-26	113.56-7-29
Owner	Wojtaszczyk Robert	Ahmed, Hasan	Prusak, Shirley	Branka, Steven	Geyer, Craig
Address	2631 William St	8 Henry St	95 Mansion Ave	149 Medina 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	59 x 136	77 x 109	93 x 108	65 x 117	50 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1952 / 0	1956 / 0	1960 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	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
1st Sty Area	1862	2000	1360	1452	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1862	2000	1360	1452	1176
Att/Det Gar Sqft	440	440	440	576	440
Prior Land	\$12,700				
Prior Total	\$120,000				
Comp Land Estimate	\$14,000	\$14,000	\$16,000	\$14,000	\$11,000
Sale Date		10/16/2020	3/18/2020	12/2/2019	10/2/2020
Sale Price		\$150,000	\$145,000	\$124,500	\$162,000
Time Adj Sale Price		\$150,000	\$146,000	\$126,200	\$162,000
TADJSP/SQFT		\$75.00	\$107.35	\$86.91	\$137.76
Total Adj Factors	\$86,800	\$79,700	\$68,800	\$71,800	\$61,600
Adjusted Sale Price		\$157,100	\$164,000	\$141,200	\$187,200
Comparable Estimate	\$165,000 (\$88.61/SFLA)				



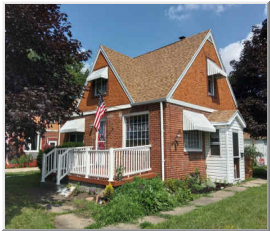
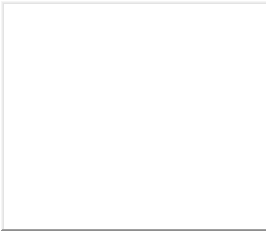
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.64-3-2	113.47-4-9	113.56-6-6	113.71-5-4	113.56-7-29	113.72-1-7
Owner	Wachowski, Cheryl	Miller, Andrew J	Dick, Brendon R	Squires, Clark E	Geyer, Craig	Iwanski, Christopher R
Address	2633 William St	123 Kennedy Rd	38 Starlite Ave	22 Nandale Dr	57 St Felix Ave	91 Nandale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	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	60 x 102	50 x 102	50 x 149	50 x 102	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1958 / 0	1949 / 0	1963 / 0	1955 / 0	1960 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	756	936	1120	1072	1176	939
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 1000	0 560
SFLA	756	936	1120	1072	1176	939
Att/Det Gar Sqft	325	532	308	484	440	576
Prior Land	\$10,300					
Prior Total	\$82,900					
Comp Land Estimate	\$13,000	\$12,000	\$11,000	\$13,000	\$11,000	\$12,000
Sale Date		8/28/2020	7/2/2020	10/8/2020	10/2/2020	7/30/2018
Sale Price		\$155,000	\$145,000	\$155,000	\$162,000	\$119,500
Time Adj Sale Price		\$155,000	\$145,000	\$155,000	\$162,000	\$129,900
TADJSP/SQFT		\$165.60	\$129.46	\$144.59	\$137.76	\$138.34
Total Adj Factors	\$43,300	\$52,300	\$55,500	\$57,300	\$61,600	\$50,400
Adjusted Sale Price		\$146,000	\$132,800	\$141,000	\$143,700	\$122,800
Comparable Estimate	\$137,000 (\$181.22/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-7-20	113.63-2-26	113.63-2-16	113.55-5-9	113.63-3-4	113.61-5-12
Owner	Bojarski, Julie A	Ras, Benita L	Bowers, Amanda E	Siracuse, Lisa K	Kenney, Emily D	Whitaker, Carrie L
Address	2634 William St	181 Garland Ave	174 Bright St	81 Girard 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	51 x 110	55 x 124	50 x 124	63 x 108	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	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1950 / 0	1955 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	1044	1020	912	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	1470	1374	1515	1346	1667	1526
Att/Det Gar Sqft	374	384	320	336	484	484
Prior Land	\$9,500					
Prior Total	\$85,200					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$13,000	\$11,000	\$13,000
Sale Date		4/24/2020	7/1/2019	1/3/2020	9/30/2019	11/6/2019
Sale Price		\$132,100	\$132,500	\$155,217	\$121,000	\$129,900
Time Adj Sale Price		\$132,800	\$136,500	\$156,800	\$123,800	\$132,100
TADJSP/SQFT		\$96.65	\$90.10	\$116.49	\$74.27	\$86.57
Total Adj Factors	\$59,500	\$53,700	\$62,500	\$58,200	\$66,800	\$65,900
Adjusted Sale Price		\$138,600	\$133,500	\$158,100	\$116,500	\$125,700
Comparable Estimate	\$134,000 (\$91.16/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-3-3.1	113.63-3-4	113.55-5-9	113.70-3-9	113.63-2-16
Owner	Price, Diona C	Kenney, Emily D	Siracuse, Lisa K	Wisniewski, Nicholas	Bowers, Amanda E
Address	2637 William St	225 Bright St	81 Girard Ave	206 Crisfield Ave	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	98 x 82	45 x 123	63 x 108	48 x 114	50 x 124
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1948 / 0	1955 / 0	1952 / 0	1950 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.7	1.7
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1122	953	912	930	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 352	0 0	0 0	0 0
SFLA	1674	1667	1346	1627	1515
Att/Det Gar Sqft		484	336	352	320
Prior Land	\$12,800				
Prior Total	\$68,000				
Comp Land Estimate	\$14,000	\$11,000	\$13,000	\$11,000	\$12,000
Sale Date		9/30/2019	1/3/2020	3/22/2019	7/1/2019
Sale Price		\$121,000	\$155,217	\$170,000	\$132,500
Time Adj Sale Price		\$123,800	\$156,800	\$177,400	\$136,500
TADJSP/SQFT		\$74.27	\$116.49	\$109.04	\$90.10
Total Adj Factors	\$46,600	\$66,800	\$58,200	\$80,000	\$62,500
Adjusted Sale Price		\$103,600	\$145,200	\$144,000	\$120,600
Comparable Estimate	\$128,000 (\$76.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-19	113.55-3-12	113.62-5-11	113.70-5-4	113.47-4-2
Owner	Sobczynski, Marion M	Blum, Lauren E	Fuest, Lauren A	Walkow, Jacob	McCann, Andrew J
Address	2638 William St	64 Iroquois Ave	238 Cass Ave	180 Cass Ave	72 Milsom Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 111	59 x 108	50 x 124	90 x 124	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1950 / 0	1947 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	4	4
Full/Half Baths	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
1st Sty Area	728	720	780	960	734
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 320
SFLA	1092	1080	1110	1140	1086
Att/Det Gar Sqft	594	528	352	294	576
Prior Land	\$9,500				
Prior Total	\$78,700				
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$17,000	\$14,000
Sale Date		11/8/2019	6/16/2020	12/18/2019	4/20/2020
Sale Price		\$121,500	\$161,519	\$145,000	\$140,000
Time Adj Sale Price		\$123,500	\$161,800	\$146,900	\$140,700
TADJSP/SQFT		\$114.35	\$145.77	\$128.86	\$129.56
Total Adj Factors	\$49,500	\$50,400	\$48,500	\$54,700	\$50,100
Adjusted Sale Price		\$122,600	\$162,800	\$141,700	\$140,100
Comparable Estimate	\$137,000 (\$125.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-7-18	113.63-2-18	113.71-4-10	113.63-2-17	113.70-1-25
Owner	Vaccaro, Anthony	Lelonek, Justin	Henninger, Adam M	Duengfelder, Amy L	Hare, Jennifer E
Address	2644 William St	162 Bright St	94 Helen St	168 Bright St	67 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 111	50 x 124	60 x 122	50 x 124	53 x 120
Building Style	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
Year Built/Eff Yr Built	1944 / 0	1949 / 0	1949 / 0	1950 / 0	1951 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	2	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	567	660	840	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 320	0 0
SFLA	767	880	840	990	660
Att/Det Gar Sqft	420	352	360	352	528
Prior Land	\$9,500				
Prior Total	\$73,900				
Comp Land Estimate	\$12,000	\$12,000	\$14,000	\$12,000	\$12,000
Sale Date		5/20/2020	9/17/2019	12/30/2019	10/19/2020
Sale Price		\$99,000	\$118,000	\$112,000	\$116,000
Time Adj Sale Price		\$99,300	\$120,800	\$113,500	\$116,000
TADJSP/SQFT		\$112.84	\$143.81	\$114.65	\$175.76
Total Adj Factors	\$38,100	\$40,900	\$41,700	\$46,500	\$30,700
Adjusted Sale Price		\$96,500	\$117,200	\$105,100	\$123,400
Comparable Estimate	\$111,000 (\$144.72/SFLA)				\$50,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-17	113.62-5-11	113.71-4-3	113.48-5-17	113.70-5-17
Owner	Smith David S	Fuest, Lauren A	Fijas, Amy L	Carrillo, Fausto E	Samuel, Brittany
Address	2680 William St	238 Cass Ave	136 Helen St	141 Standard Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 116	50 x 124	67 x 122	50 x 102	55 x 119
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	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	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	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	3 Partial 0
1st Sty Area	812	780	793	780	924
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 520	0 0
SFLA	1172	1110	1153	1170	1254
Att/Det Gar Sqft	308	352	420	352	440
Prior Land	\$8,500				
Prior Total	\$94,000				
Comp Land Estimate	\$11,000	\$12,000	\$14,000	\$11,000	\$13,000
Sale Date		6/16/2020	5/14/2019	9/11/2019	10/16/2020
Sale Price		\$161,519	\$129,000	\$125,300	\$115,000
Time Adj Sale Price		\$161,800	\$133,800	\$128,200	\$115,000
TADJSP/SQFT		\$145.77	\$116.05	\$109.57	\$91.71
Total Adj Factors	\$48,000	\$48,500	\$51,300	\$48,800	\$54,400
Adjusted Sale Price		\$161,300	\$130,500	\$127,400	\$108,600
Comparable Estimate	\$133,000 (\$113.48/SFLA)				



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	113.56-5-18	113.56-6-6	113.56-6-5	113.56-7-29	113.47-4-13
Owner	Koscielny, Jeffrey F	Dick, Brendon R	Ryshkus, Eugene J	Geyer, Craig	Hurley, Carolyn J
Address	2686 William St	38 Starlite Ave	42 Starlite Ave	57 St Felix 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	63 x 117	50 x 102	50 x 102	50 x 102	53 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1963 / 0	1963 / 0	1960 / 0	1961 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1072	1120	1120	1176	1120
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 280	0 0	0 0	0 1000	0 0
SFLA	1072	1120	1120	1176	1120
Att/Det Gar Sqft	480	308	308	440	352
Prior Land	\$12,100				
Prior Total	\$90,000				
Comp Land Estimate	\$14,000	\$11,000	\$11,000	\$11,000	\$12,000
Sale Date		7/2/2020	8/14/2019	10/2/2020	10/21/2020
Sale Price		\$145,000	\$163,000	\$162,000	\$135,000
Time Adj Sale Price		\$145,000	\$167,400	\$162,000	\$135,000
TADJSP/SQFT		\$129.46	\$149.46	\$137.76	\$120.54
Total Adj Factors	\$56,600	\$55,500	\$55,600	\$61,600	\$55,800
Adjusted Sale Price		\$146,100	\$168,400	\$157,000	\$135,800
Comparable Estimate	\$148,000 (\$138.06/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.64-4-1	113.61-5-15	112.68-2-14	113.71-8-2	113.70-2-11
Owner	Przemielewski Joseph J	Marone, Thomas	Niedbalski, Samantha L	Otamere, Trina D	La Mond, Lisa
Address	2719 William St	118 Hedley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	132 x 200	60 x 120	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
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1903 / 0	1902 / 0	1900 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	2.0
Bedrooms	4	2	2	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	872	1240	1176	1244	936
2nd Sty Area	936	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1808	1840	1596	1343	1776
Att/Det Gar Sqft	736	528	396	528	440
Prior Land	\$22,200				
Prior Total	\$89,000				
Comp Land Estimate	\$24,000	\$13,000	\$8,000	\$13,000	\$11,000
Sale Date		4/10/2018	10/14/2020	1/3/2020	6/23/2020
Sale Price		\$115,000	\$131,840	\$111,000	\$110,800
Time Adj Sale Price		\$127,100	\$131,800	\$112,100	\$111,000
TADJSP/SQFT		\$69.08	\$82.58	\$83.47	\$62.50
Total Adj Factors	\$70,200	\$60,000	\$52,000	\$47,400	\$61,900
Adjusted Sale Price		\$137,300	\$150,000	\$134,900	\$119,300
Comparable Estimate	\$138,000 (\$76.33/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.56-4-14	113.70-8-1.1	102.18-2-13	113.47-5-2	113.48-8-7	113.48-8-2
Owner	Raczka Thomas J	Farnham, William D	Leli, Susan	Hartmann, Robert P Jr	Parker, Robert J	Williams, Duane
Address	2726 William St	207 Parker St	138 Lemoine Ave	130 Kennedy Rd	50 Patricia Ln	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	83 x 136	114 x 114	60 x 110	95 x 108	50 x 102	51 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	08 Old style	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1961 / 0	1940 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.7	2.0	2.0
Bedrooms	6	4	5	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1155	1553	1338	1402	858	858
2nd Sty Area	0	0	980	0	858	858
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2020	2597	2591	2243	1716	1716
Att/Det Gar Sqft	462	552	399	484	528	
Prior Land	\$15,000					
Prior Total	\$91,000					
Comp Land Estimate	\$17,000	\$18,000	\$13,000	\$16,000	\$11,000	\$11,000
Sale Date		7/18/2018	9/23/2020	12/9/2019	9/12/2019	6/20/2019
Sale Price		\$165,000	\$169,900	\$153,060	\$160,000	\$145,000
Time Adj Sale Price		\$179,400	\$169,900	\$155,100	\$163,800	\$149,900
TADJSP/SQFT		\$69.08	\$65.57	\$69.15	\$95.45	\$87.35
Total Adj Factors	\$76,800	\$96,600	\$91,500	\$72,700	\$65,300	\$58,300
Adjusted Sale Price		\$159,600	\$155,200	\$159,200	\$175,300	\$168,400
Comparable Estimate	\$164,000 (\$81.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-5-18.1	113.55-8-5	124.22-4-6	114.07-5-19	114.11-3-10
Owner	Our Lady Of Czestochow	Keuck, Donald J	Kerr, Reginald E Sr	Robson, Timothy M	Crooks, David L
Address	Willowlawn Pkwy	6 Girard Ave	17 Cayuga Creek Rd	1190 Como Park Blvd	42 Countryside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	122	123	130
School Code	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	.41	100 x 108	88 x 550	100 x 135	103 x 219
Building Style	05 Colonial	05 Colonial	04 Cape cod	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1962 / 0	1948 / 0	1975 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	B Good
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	2 / Y	1 / Y	1 / N
Stories	2.0	2.0	1.7	2.0	2.0
Bedrooms	4	5	4	4	4
Full/Half Baths	1 / 1	3 / 0	3 / 1	2 / 1	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	2668	1608	1527	1656	2037
2nd Sty Area	1776	1240	475	1959	1736
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	4964	2848	2791	3615	3773
Att/Det Gar Sqft	594	483	440	600	672
Prior Land	\$6,800				
Prior Total	\$203,000				
Comp Land Estimate	\$10,000	\$17,000	\$28,500	\$34,700	\$49,000
Sale Date		5/7/2019	8/15/2019	7/29/2019	6/7/2019
Sale Price		\$195,080	\$189,000	\$325,000	\$385,000
Time Adj Sale Price		\$202,300	\$194,100	\$334,800	\$397,900
TADJSP/SQFT		\$71.03	\$69.54	\$92.61	\$105.46
Total Adj Factors	\$169,200	\$115,000	\$159,700	\$229,700	\$325,800
Adjusted Sale Price		\$256,500	\$203,600	\$274,300	\$241,300
Comparable Estimate	\$243,000 (\$48.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-11	123.28-5-11	112.83-7-1	113.78-1-12	113.61-5-12	113.61-5-13
Owner	Pepe, Kimberly A	O'Leary, James	Anzalone, Samuel A	Volsch, Dorian C	Whitaker, Carrie L	Fiegl, Grant
Address	16 Willowlawn Pkwy	87 Willowlawn Pkwy	250 Willowlawn Pkwy	12 Hedley St	134 Hedley St	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 100	60 x 100	51 x 119	50 x 120	60 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	02 Brick	07 Stone	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1960 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.7	1.5	1.5
Bedrooms	2	4	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1059	848	858	916	1050	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 100	0 0	0 470	0 952
SFLA	1479	1168	1501	1411	1526	1428
Att/Det Gar Sqft	400	360	768	392	484	352
Prior Land	\$8,400					
Prior Total	\$79,700					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$13,000	\$13,000
Sale Date		1/13/2020	9/25/2020	4/3/2020	11/6/2019	8/26/2019
Sale Price		\$127,500	\$180,000	\$185,000	\$129,900	\$120,000
Time Adj Sale Price		\$128,800	\$180,000	\$185,900	\$132,100	\$123,200
TADJSP/SQFT		\$110.27	\$119.92	\$131.75	\$86.57	\$86.27
Total Adj Factors	\$59,900	\$51,800	\$70,100	\$88,600	\$65,900	\$58,900
Adjusted Sale Price		\$136,900	\$169,800	\$157,200	\$126,100	\$124,200
Comparable Estimate	\$143,000 (\$96.69/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-10	123.35-8-19	123.36-4-1	123.70-2-11	123.35-9-18
Owner	Leberman, Richard S	Lopez, Jose D	Silver, Danielle Nicolle	La Mond, Lisa	Milburth, Robert Josepl
Address	20 Willowlawn Pkwy	15 Cochrane St	60 Willowlawn Pkwy	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	30 x 113	30 x 100	45 x 120	60 x 100
Building 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
Year Built/Eff Yr Built	1948 / 0	1940 / 0	1936 / 0	1937 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.0	1.3
Bedrooms	4	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	1244	1002	1020	936	1084
2nd Sty Area	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1580	1503	1480	1776	1351
Att/Det Gar Sqft	484			440	360
Prior Land	\$4,500				
Prior Total	\$67,600				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$11,000	\$12,000
Sale Date		2/1/2019	7/13/2018	6/23/2020	1/22/2019
Sale Price		\$135,000	\$112,000	\$110,800	\$106,000
Time Adj Sale Price		\$141,300	\$121,800	\$111,000	\$111,300
TADJSP/SQFT		\$94.01	\$82.30	\$62.50	\$82.38
Total Adj Factors	\$45,700	\$47,000	\$44,200	\$61,900	\$43,600
Adjusted Sale Price		\$140,000	\$123,300	\$94,800	\$113,400
Comparable Estimate	\$120,000 (\$75.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-9	123.28-5-13	123.36-5-29.11	112.67-5-4	113.47-5-2	113.64-2-8
Owner	Santalucia, Joseph P	Contrino, Kathy A	Kaneza, John	Montes, Brian	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	24 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant 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 100	75 x 100	38 x 100	50 x 159	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1927 / 0	1922 / 0	1930 / 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	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	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	2.0	2.0	1.7	1.7
Bedrooms	4	4	4	5	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	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1068	1065	1100	1188	1402	1535
2nd Sty Area	0	0	1100	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1602	1758	2200	2178	2243	1993
Att/Det Gar Sqft		484	440		484	342
Prior Land	\$4,500					
Prior Total	\$59,800					
Comp Land Estimate	\$7,000	\$14,000	\$9,000	\$14,000	\$16,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	12/9/2019	11/8/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$153,060	\$155,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$155,100	\$157,600
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$69.15	\$79.08
Total Adj Factors	\$21,800	\$76,000	\$39,600	\$52,500	\$72,700	\$59,400
Adjusted Sale Price		\$111,800	\$119,200	\$107,500	\$104,200	\$120,000
Comparable Estimate	\$113,000 (\$70.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-8	123.28-3-9	123.35-8-19	123.36-4-1	123.35-9-18
Owner	Matuszak Patricia L	Shaw, Ashley L	Lopez, Jose D	Silver, Danielle Nicolle	Milburth, Robert Josepl
Address	26 Willowlawn Pkwy	125 Meadowbrook Pkwy	15 Cochrane St	60 Willowlawn 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	30 x 99	30 x 113	30 x 100	60 x 100
Building 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
Year Built/Eff Yr Built	1940 / 0	1922 / 0	1940 / 0	1936 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.5	1.5	1.3
Bedrooms	2	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	828	920	1002	1020	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	828	989	1503	1480	1351
Att/Det Gar Sqft	280			360	
Prior Land	\$4,500				
Prior Total	\$56,300				
Comp Land Estimate	\$7,000	\$7,000	\$7,000	\$12,000	\$11,000
Sale Date		4/7/2020	2/1/2019	7/13/2018	1/22/2019
Sale Price		\$85,000	\$135,000	\$112,000	\$106,000
Time Adj Sale Price		\$85,400	\$141,300	\$121,800	\$111,300
TADJSP/SQFT		\$86.35	\$94.01	\$82.30	\$82.38
Total Adj Factors	\$29,900	\$26,400	\$47,000	\$44,200	\$43,600
Adjusted Sale Price		\$88,900	\$124,200	\$107,500	\$97,600
Comparable Estimate	\$99,000 (\$119.57/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-7	113.55-10-10.1	113.70-2-11	113.63-4-17	123.35-8-19	123.36-4-1
Owner	Rogowski Ronald P & D	Brice, Tiona-Meche	La Mond, Lisa	Maple Leaf Capital Corp	Lopez, Jose D	Silver, Danielle Nicolle
Address	32 Willowlawn Pkwy	27 Peoria Ave	1368 Harlem Rd	164 Helen St	15 Cochrane 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	60 x 100	90 x 108	45 x 120	68 x 122	30 x 113	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1948 / 0	1945 / 0	1937 / 0	1950 / 0	1940 / 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 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.5
Bedrooms	5	4	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1154	1008	936	1248	1002	1020
2nd Sty Area	858	1008	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 280	0 0	0 0
SFLA	2012	2016	1776	1998	1503	1480
Att/Det Gar Sqft	480	528	440	484		
Prior Land	\$8,400					
Prior Total	\$76,300					
Comp Land Estimate	\$12,000	\$16,000	\$11,000	\$14,000	\$7,000	\$7,000
Sale Date		12/17/2018	6/23/2020	2/15/2018	2/1/2019	7/13/2018
Sale Price		\$110,000	\$110,800	\$105,000	\$135,000	\$112,000
Time Adj Sale Price		\$116,200	\$111,000	\$117,400	\$141,300	\$121,800
TADJSP/SQFT		\$57.64	\$62.50	\$58.76	\$94.01	\$82.30
Total Adj Factors	\$63,800	\$69,500	\$61,900	\$89,300	\$47,000	\$44,200
Adjusted Sale Price		\$110,500	\$112,900	\$91,900	\$158,100	\$141,400
Comparable Estimate	\$123,000 (\$61.13/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-5-24	113.71-8-2	123.35-9-18	112.68-2-14	123.28-3-9	123.36-4-1
Owner	Baez-Hinchliffe, Yolanda	Otamere, Trina D	Milburth, Robert Joseph	Niedbalski, Samantha L	Shaw, Ashley L	Silver, Danielle Nicolle
Address	33 Willowlawn Pkwy	295 Parker St	39 Shanley St	180 Rossler Ave	125 Meadowbrook Pkwy	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 100	60 x 119	60 x 100	32 x 125	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1876 / 0	1900 / 0	1914 / 0	1902 / 0	1922 / 0	1936 / 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	1 No central No	2 Hot air 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	2	2	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1136	1244	1084	1176	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	1348	1343	1351	1596	989	1480
Att/Det Gar Sqft		330	528		396	
Prior Land	\$8,400					
Prior Total	\$63,080					
Comp Land Estimate	\$12,000	\$13,000	\$12,000	\$8,000	\$7,000	\$7,000
Sale Date		1/3/2020	1/22/2019	10/14/2020	4/7/2020	7/13/2018
Sale Price		\$111,000	\$106,000	\$131,840	\$85,000	\$112,000
Time Adj Sale Price		\$112,100	\$111,300	\$131,800	\$85,400	\$121,800
TADJSP/SQFT		\$83.47	\$82.38	\$82.58	\$86.35	\$82.30
Total Adj Factors	\$30,100	\$47,400	\$43,600	\$52,000	\$26,400	\$44,200
Adjusted Sale Price		\$94,800	\$97,800	\$109,900	\$89,100	\$107,700
Comparable Estimate	\$100,000 (\$74.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-6	123.28-5-13	123.36-5-29.11	112.67-5-4	113.47-5-2
Owner	Michalski, Genevieve	Contrino, Kathy A	Kaneza, John	Montes, Brian	Hartmann, Robert P Jr
Address	36 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 100	75 x 100	38 x 100	50 x 159	95 x 108
Building 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
Year Built/Eff Yr Built	1948 / 0	1927 / 0	1922 / 0	1930 / 0	1940 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	1.7
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1022	1065	1100	1188	1402
2nd Sty Area	0	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1652	1758	2200	2178	2243
Att/Det Gar Sqft	400	484	440	484	342
Prior Land	\$8,600				
Prior Total	\$78,000				
Comp Land Estimate	\$9,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	12/9/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$153,060
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$155,100
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$69.15
Total Adj Factors	\$52,100	\$76,000	\$39,600	\$52,500	\$72,700
Adjusted Sale Price		\$142,100	\$149,500	\$137,800	\$134,500
Comparable Estimate	\$143,000 (\$86.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-5-25	123.36-5-29.11	123.28-5-13	113.64-2-8	113.55-9-13
Owner	Morshed, LouAnn M	Kaneza, John	Contrino, Kathy A	Prible, Stacey Lin	Crone, Scott E
Address	37 Willowlawn Pkwy	57 Willowlawn Pkwy	97 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	38 x 100	75 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
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1923 / 0	1922 / 0	1927 / 0	1930 / 0	1920 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	2.0
Bedrooms	5	4	4	5	4
Full/Half Baths	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
1st Sty Area	1025	1100	1065	1188	1440
2nd Sty Area	920	1100	0	990	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1945	2200	1758	2178	1993
Att/Det Gar Sqft	400	440	484	342	440
Prior Land	\$6,800				
Prior Total	\$65,000				
Comp Land Estimate	\$7,000	\$9,000	\$14,000	\$14,000	\$16,000
Sale Date		10/9/2020	9/26/2020	9/18/2018	11/8/2019
Sale Price		\$137,000	\$166,000	\$128,600	\$155,000
Time Adj Sale Price		\$137,000	\$166,000	\$138,200	\$157,600
TADJSP/SQFT		\$62.27	\$94.43	\$63.45	\$79.08
Total Adj Factors	\$54,600	\$39,600	\$76,000	\$52,500	\$59,400
Adjusted Sale Price		\$152,000	\$144,600	\$140,300	\$152,800
Comparable Estimate	\$141,000 (\$72.49/SFLA)				

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-5-26	113.70-2-11	123.36-4-1	123.35-8-19	123.35-9-18	112.68-2-14
Owner	Canestro, Ronald	La Mond, Lisa	Silver, Danielle Nicolle	Lopez, Jose D	Milburth, Robert Josepl	Niedbalski, Samantha L
Address	39 Willowlawn Pkwy	1368 Harlem Rd	60 Willowlawn Pkwy	15 Cochrane St	39 Shanley 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	30 x 100	45 x 120	30 x 100	30 x 113	60 x 100	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1924 / 0	1937 / 0	1936 / 0	1940 / 0	1914 / 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	2 Hot air 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	0 / N	0 / N	1 / N
Stories	2.0	2.0	1.5	1.5	1.3	1.5
Bedrooms	6	3	3	3	2	2
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0	1 / 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	1000	936	1020	1002	1084	1176
2nd Sty Area	880	840	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1880	1776	1480	1503	1351	1596
Att/Det Gar Sqft	420	440			360	396
Prior Land	\$4,500					
Prior Total	\$76,900					
Comp Land Estimate	\$7,000	\$11,000	\$7,000	\$7,000	\$12,000	\$8,000
Sale Date		6/23/2020	7/13/2018	2/1/2019	1/22/2019	10/14/2020
Sale Price		\$110,800	\$112,000	\$135,000	\$106,000	\$131,840
Time Adj Sale Price		\$111,000	\$121,800	\$141,300	\$111,300	\$131,800
TADJSP/SQFT		\$62.50	\$82.30	\$94.01	\$82.38	\$82.58
Total Adj Factors	\$59,100	\$61,900	\$44,200	\$47,000	\$43,600	\$52,000
Adjusted Sale Price		\$108,200	\$136,700	\$153,400	\$126,800	\$138,900
Comparable Estimate	\$133,000 (\$70.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-5	123.28-5-13	123.36-5-29.11	113.67-5-4	113.47-5-2
Owner	Janowski, Thomas P	Contrino, Kathy A	Kaneza, John	Montes, Brian	Hartmann, Robert P Jr
Address	42 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 100	75 x 100	38 x 100	50 x 159	95 x 108
Building 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
Year Built/Eff Yr Built	1950 / 0	1927 / 0	1922 / 0	1930 / 0	1940 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7
Bedrooms	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	978	1065	1100	1188	1402
2nd Sty Area	864	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1842	1758	2200	2178	2243
Att/Det Gar Sqft	440	484	440	484	342
Prior Land	\$12,600				
Prior Total	\$76,000				
Comp Land Estimate	\$14,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	12/9/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$153,060
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$155,100
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$69.15
Total Adj Factors	\$60,100	\$76,000	\$39,600	\$52,500	\$72,700
Adjusted Sale Price		\$150,100	\$157,500	\$145,800	\$142,500
Comparable Estimate	\$151,000 (\$81.98/SFLA)				



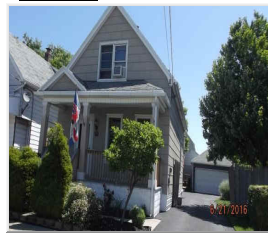
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-5-27	123.36-5-29.11	123.28-5-13	112.67-5-4	113.64-2-8	113.54-5-1.1
Owner	Hendershot, Ronald	Kaneza, John	Contrino, Kathy A	Montes, Brian	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	45 Willowlawn Pkwy	57 Willowlawn Pkwy	97 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St	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 100	38 x 100	75 x 100	50 x 159	90 x 109	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	1925 / 0	1922 / 0	1927 / 0	1930 / 0	1907 / 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	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	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	2.0	1.7	1.5
Bedrooms	5	4	4	5	4	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	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1220	1100	1065	1188	1535	1430
2nd Sty Area	0	1100	0	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2015	2200	1758	2178	1993	2145
Att/Det Gar Sqft	690	440	484		342	744
Prior Land	\$10,900					
Prior Total	\$86,000					
Comp Land Estimate	\$12,000	\$9,000	\$14,000	\$14,000	\$16,000	\$14,000
Sale Date		10/9/2020	9/26/2020	9/18/2018	11/8/2019	3/1/2018
Sale Price		\$137,000	\$166,000	\$128,600	\$155,000	\$168,000
Time Adj Sale Price		\$137,000	\$166,000	\$138,200	\$157,600	\$186,800
TADJSP/SQFT		\$62.27	\$94.43	\$63.45	\$79.08	\$87.09
Total Adj Factors	\$65,700	\$39,600	\$76,000	\$52,500	\$59,400	\$64,200
Adjusted Sale Price		\$163,100	\$155,700	\$151,400	\$163,900	\$188,300
Comparable Estimate	\$164,000 (\$81.39/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-4	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8
Owner	Knox, Ronald R	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin
Address	46 Willowlawn Pkwy	97 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	75 x 100	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	1.7
Bedrooms	5	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1152	1065	1100	1188	1535
2nd Sty Area	0	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1872	1758	2200	2178	1993
Att/Det Gar Sqft		320	484		342
Prior Land	\$6,800		440		
Prior Total	\$73,000				
Comp Land Estimate	\$7,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$155,100
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$79.08
Total Adj Factors	\$54,700	\$76,000	\$39,600	\$52,500	\$72,700
Adjusted Sale Price		\$144,700	\$152,100	\$140,400	\$137,100
Comparable Estimate	\$145,000 (\$77.46/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-5-28.1	123.36-5-29.11	113.55-9-13	123.28-5-13	112.67-5-4	113.47-5-2
Owner	Morcio, Robert Joseph	Kaneza, John	Crone, Scott E	Contrino, Kathy A	Montes, Brian	Hartmann, Robert P Jr
Address	51 Willowlawn Pkwy	57 Willowlawn Pkwy	35 Wabash Ave	97 Willowlawn Pkwy	344 Pleasant 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	82 x 100	38 x 100	40 x 108	75 x 100	50 x 159	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	1920 / 0	1922 / 0	1920 / 0	1927 / 0	1930 / 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 110	D Economy 110	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	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	1.7	2.0	1.7
Bedrooms	5	4	4	4	5	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1860	1100	1440	1065	1188	1402
2nd Sty Area	1056	1100	1080	0	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2916	2200	2520	1758	2178	2243
Att/Det Gar Sqft	572	440	440	484		484
Prior Land	\$12,700					
Prior Total	\$107,000					
Comp Land Estimate	\$14,000	\$9,000	\$10,000	\$14,000	\$14,000	\$16,000
Sale Date		10/9/2020	12/30/2019	9/26/2020	9/18/2018	12/9/2019
Sale Price		\$137,000	\$134,999	\$166,000	\$128,600	\$153,060
Time Adj Sale Price		\$137,000	\$136,800	\$166,000	\$138,200	\$155,100
TADJSP/SQFT		\$62.27	\$54.29	\$94.43	\$63.45	\$69.15
Total Adj Factors	\$85,400	\$39,600	\$76,800	\$76,000	\$52,500	\$72,700
Adjusted Sale Price		\$182,800	\$145,400	\$175,400	\$171,100	\$167,800
Comparable Estimate	\$169,000 (\$57.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-3	123.36-4-1	123.35-8-19	123.28-3-9	123.35-9-18
Owner	Knox, Ryan R	Silver, Danielle Nicolle	Lopez, Jose D	Shaw, Ashley L	Milburth, Robert Josepl
Address	52 Willowlawn Pkwy	60 Willowlawn Pkwy	15 Cochrane 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 100	30 x 113	30 x 99	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1938 / 0	1936 / 0	1940 / 0	1922 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.3
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	1 Slab/pier 0	2 Crawl 0
1st Sty Area	756	1020	1002	920	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1228	1480	1503	989	1351
Att/Det Gar Sqft	440				360
Prior Land	\$8,400				
Prior Total	\$67,300				
Comp Land Estimate	\$12,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		7/13/2018	2/1/2019	4/7/2020	1/22/2019
Sale Price		\$112,000	\$135,000	\$85,000	\$106,000
Time Adj Sale Price		\$121,800	\$141,300	\$85,400	\$111,300
TADJSP/SQFT		\$82.30	\$94.01	\$86.35	\$82.38
Total Adj Factors	\$44,700	\$44,200	\$47,000	\$26,400	\$43,600
Adjusted Sale Price		\$122,300	\$139,000	\$103,700	\$112,400
Comparable Estimate	\$114,000 (\$92.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-5-29.11	123.36-5-29.11	123.28-5-13	113.55-9-13	113.47-5-2
Owner	Kaneza, John	Kaneza, John	Contrino, Kathy A	Crone, Scott E	Hartmann, Robert P Jr
Address	57 Willowlawn Pkwy	57 Willowlawn Pkwy	97 Willowlawn Pkwy	35 Wabash 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	38 x 100	38 x 100	75 x 100	40 x 108	95 x 108
Building 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
Year Built/Eff Yr Built	1922 / 0	1922 / 0	1927 / 0	1930 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	1.7
Bedrooms	4	4	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1100	1065	1188	1440
2nd Sty Area	1100	1100	0	990	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2200	2200	1758	2178	2520
Att/Det Gar Sqft	440	440	484	440	484
Prior Land	\$8,300				
Prior Total	\$71,000				
Comp Land Estimate	\$9,000	\$9,000	\$14,000	\$14,000	\$16,000
Sale Date		10/9/2020	9/26/2020	12/30/2019	12/9/2019
Sale Price		\$137,000	\$166,000	\$134,999	\$153,060
Time Adj Sale Price		\$137,000	\$166,000	\$136,800	\$155,100
TADJSP/SQFT		\$62.27	\$94.43	\$54.29	\$69.15
Total Adj Factors	\$39,600	\$39,600	\$76,000	\$76,800	\$72,700
Adjusted Sale Price		\$137,000	\$129,600	\$99,600	\$122,000
Comparable Estimate	\$123,000 (\$55.91/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-4-2	123.35-9-18	123.28-3-9	123.36-4-1	123.35-8-19	113.71-8-2
Owner	Kustra, James S	Milburth, Robert Joseph	Shaw, Ashley L	Silver, Danielle Nicolle	Lopez, Jose D	Otamere, Trina D
Address	58 Willowlawn Pkwy	39 Shanley St	125 Meadowbrook Pkwy	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	60 x 100	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	3 Hot wtr/strm No	3 Hot wtr/strm 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	3	2	3	3	3	4
Full/Half Baths	2 / 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	420	360				528
Prior Land	\$8,400					
Prior Total	\$71,100					
Comp Land Estimate	\$12,000	\$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	\$51,100	\$43,600	\$26,400	\$44,200	\$47,000	\$47,400
Adjusted Sale Price		\$118,800	\$110,100	\$128,700	\$145,400	\$115,800
Comparable Estimate	\$124,000 (\$93.94/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.36-4-1	123.36-4-1	113.70-2-11	123.35-9-18	123.28-3-9
Owner	Silver, Danielle Nicolle	Silver, Danielle Nicolle	La Mond, Lisa	Milburth, Robert Josepl	Shaw, Ashley L
Address	60 Willowlawn Pkwy	60 Willowlawn Pkwy	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	30 x 100	45 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
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1936 / 0	1936 / 0	1937 / 0	1914 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	3 Hot wtr/stm No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.3
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	1020	1020	1002	1084	920
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1480	1480	1503	1351	989
Att/Det Gar Sqft				440	360
Prior Land	\$4,500				
Prior Total	\$72,100				
Comp Land Estimate	\$7,000	\$7,000	\$11,000	\$12,000	\$7,000
Sale Date		7/13/2018	2/1/2019	1/22/2019	4/7/2020
Sale Price		\$112,000	\$135,000	\$106,000	\$85,000
Time Adj Sale Price		\$121,800	\$141,300	\$111,300	\$85,400
TADJSP/SQFT		\$82.30	\$94.01	\$82.38	\$86.35
Total Adj Factors	\$44,200	\$44,200	\$47,000	\$43,600	\$26,400
Adjusted Sale Price		\$121,800	\$138,500	\$111,900	\$103,200
Comparable Estimate	\$114,000 (\$77.03/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.36-5-30.1	123.35-9-18	123.28-3-9	123.36-4-1	112.68-2-14	123.35-8-19
Owner	Richardson, Duwuan	Milburth, Robert Joseph	Shaw, Ashley L	Silver, Danielle Nicolle	Niedbalski, Samantha L	Lopez, Jose D
Address	63 Willowlawn Pkwy	39 Shanley St	125 Meadowbrook Pkwy	60 Willowlawn Pkwy	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	60 x 100	60 x 100	30 x 99	30 x 100	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	04 Composition	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1914 / 0	1922 / 0	1936 / 0	1902 / 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/strm 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	1 / N	0 / N
Stories	1.5	1.3	1.3	1.5	1.5	1.5
Bedrooms	4	2	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	918	1084	920	1020	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	1378	1351	989	1480	1596	1503
Att/Det Gar Sqft	247	360			396	
Prior Land	\$8,400					
Prior Total	\$74,700					
Comp Land Estimate	\$12,000	\$12,000	\$7,000	\$7,000	\$8,000	\$7,000
Sale Date		1/22/2019	4/7/2020	7/13/2018	10/14/2020	2/1/2019
Sale Price		\$106,000	\$85,000	\$112,000	\$131,840	\$135,000
Time Adj Sale Price		\$111,300	\$85,400	\$121,800	\$131,800	\$141,300
TADJSP/SQFT		\$82.38	\$86.35	\$82.30	\$82.58	\$94.01
Total Adj Factors	\$28,300	\$43,600	\$26,400	\$44,200	\$52,000	\$47,000
Adjusted Sale Price		\$96,000	\$87,300	\$105,900	\$108,100	\$122,600
Comparable Estimate	\$104,000 (\$75.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-6-8	123.36-5-29.11	113.47-5-2	112.67-5-4	123.28-5-13	113.55-9-13
Owner	Rolling, Alexis	Kaneza, John	Hartmann, Robert P Jr	Montes, Brian	Contrino, Kathy A	Crone, Scott E
Address	64 Willowlawn Pkwy	57 Willowlawn Pkwy	130 Kennedy Rd	344 Pleasant 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	75 x 100	38 x 100	95 x 108	50 x 159	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1922 / 0	1940 / 0	1930 / 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 90	C Average 100	D Economy 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	2.0	1.7	2.0
Bedrooms	5	4	5	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	4 Full 0	4 Full 0
1st Sty Area	1056	1100	1402	1188	1065	1440
2nd Sty Area	1056	1100	0	990	0	1080
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2270	2200	2243	2178	1758	2520
Att/Det Gar Sqft		320 440	484		484	440
Prior Land	\$12,100					
Prior Total	\$73,000					
Comp Land Estimate	\$14,000	\$9,000	\$16,000	\$14,000	\$14,000	\$10,000
Sale Date		10/9/2020	12/9/2019	9/18/2018	9/26/2020	12/30/2019
Sale Price		\$137,000	\$153,060	\$128,600	\$166,000	\$134,999
Time Adj Sale Price		\$137,000	\$155,100	\$138,200	\$166,000	\$136,800
TADJSP/SQFT		\$62.27	\$69.15	\$63.45	\$94.43	\$54.29
Total Adj Factors	\$47,400	\$39,600	\$72,700	\$52,500	\$76,000	\$76,800
Adjusted Sale Price		\$144,800	\$129,800	\$133,100	\$137,400	\$107,400
Comparable Estimate	\$131,000 (\$57.71/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-5-8	123.28-5-13	123.36-5-29.11	113.47-5-2	113.64-2-8
Owner	DePasquale, Patricia C	Contrino, Kathy A	Kaneza, John	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	69 Willowlawn Pkwy	97 Willowlawn 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	75 x 100	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 0
Condition	4 Good	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
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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	2.0	2.0	1.7
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	880	1065	1100	1188	1535
2nd Sty Area	880	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1758	2200	2178	1993
Att/Det Gar Sqft	440	484	440	484	342
Prior Land	\$6,800				
Prior Total	\$85,000				
Comp Land Estimate	\$7,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$69.15
Total Adj Factors	\$70,500	\$76,000	\$39,600	\$52,500	\$59,400
Adjusted Sale Price		\$160,500	\$167,900	\$156,200	\$168,700
Comparable Estimate	\$161,000 (\$91.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-7	123.35-8-20	123.28-5-11	112.67-4-7	123.28-3-9
Owner	Sperryak, Steven P	Ahner, Ross D	O'Leary, James	Peay, Yolanda S	Shaw, Ashley L
Address	72 Willowlawn Pkwy	17 Cochrane St	87 Willowlawn Pkwy	104 Colton 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	30 x 113	60 x 100	31 x 124	30 x 99
Building Style	13 Bungalow	13 Bungalow	04 Cape cod	13 Bungalow	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	07 Stone	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1930 / 0	1945 / 0	1924 / 0	1922 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.7	1.3
Bedrooms	3	3	4	4	3
Full/Half Baths	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	1 Slab/pier 0
1st Sty Area	980	832	848	1387	920
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0
SFLA	1200	1048	1168	1737	989
Att/Det Gar Sqft	240	200	360	320	
Prior Land	\$9,300				
Prior Total	\$70,000				
Comp Land Estimate	\$10,000	\$7,000	\$12,000	\$8,000	\$7,000
Sale Date		5/28/2019	1/13/2020	7/5/2018	4/7/2020
Sale Price		\$85,000	\$127,500	\$122,000	\$85,000
Time Adj Sale Price		\$88,100	\$128,800	\$132,600	\$85,400
TADJSP/SQFT		\$84.06	\$110.27	\$76.34	\$86.35
Total Adj Factors	\$55,400	\$37,100	\$51,800	\$76,400	\$26,400
Adjusted Sale Price		\$106,400	\$132,400	\$111,600	\$114,400
Comparable Estimate	\$120,000 (\$100/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-5-9	113.70-5-16	124.22-1-2	112.83-7-1	123.28-5-11
Owner	Zawieruszynski, Dawn I	Baker, Roger	Thomas, Ronnie Jr	Anzalone, Samuel A	Kenney, Emily D
Address	77 Willowlawn Pkwy	258 Parker St	1196 Harlem Rd	250 Willowlawn Pkwy	225 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 100	50 x 120	118 x 147	51 x 119	45 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1947 / 0	1960 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5
Bedrooms	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1035	1158	858	953
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 100	0 352
SFLA	1956	1867	1719	1501	1667
Att/Det Gar Sqft	572	765	600	768	484
Prior Land	\$9,500				
Prior Total	\$97,700				
Comp Land Estimate	\$14,000	\$12,000	\$21,000	\$12,000	\$11,000
Sale Date		6/4/2018	3/19/2018	9/25/2020	9/30/2019
Sale Price		\$138,000	\$137,500	\$180,000	\$121,000
Time Adj Sale Price		\$150,900	\$152,900	\$180,000	\$123,800
TADJSP/SQFT		\$80.82	\$88.95	\$119.92	\$74.27
Total Adj Factors	\$79,800	\$75,300	\$74,900	\$70,100	\$66,800
Adjusted Sale Price		\$155,400	\$157,800	\$189,700	\$136,800
Comparable Estimate	\$159,000 (\$81.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-6	113.70-5-16	124.22-1-2	112.83-7-1	113.61-5-12
Owner	Ortolano, William	Baker, Roger	Thomas, Ronnie Jr	Anzalone, Samuel A	Whitaker, Carrie L
Address	80 Willowlawn Pkwy	258 Parker St	1196 Harlem Rd	250 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	50 x 120	118 x 147	51 x 119	60 x 120
Building Style	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
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1947 / 0	1960 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.7	1.5
Bedrooms	3	4	4	4	4
Full/Half Baths	1 / 1	2 / 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
1st Sty Area	1424	1035	1158	858	1050
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 100	0 470
SFLA	1848	1867	1719	1501	1526
Att/Det Gar Sqft		765	600	768	484
Prior Land	\$8,400				
Prior Total	\$86,800				
Comp Land Estimate	\$12,000	\$12,000	\$21,000	\$12,000	\$13,000
Sale Date		6/4/2018	3/19/2018	9/25/2020	11/6/2019
Sale Price		\$138,000	\$137,500	\$180,000	\$129,900
Time Adj Sale Price		\$150,900	\$152,900	\$180,000	\$132,100
TADJSP/SQFT		\$80.82	\$88.95	\$119.92	\$86.57
Total Adj Factors	\$68,000	\$75,300	\$74,900	\$70,100	\$65,900
Adjusted Sale Price		\$143,600	\$146,000	\$177,900	\$134,200
Comparable Estimate	\$153,000 (\$82.79/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-5-10	123.36-4-1	123.35-9-18	123.35-8-19	123.28-3-9
Owner	Viscuso, Heather A	Silver, Danielle Nicolle	Milburth, Robert Joseph	Lopez, Jose D	Shaw, Ashley L
Address	81 Willowlawn Pkwy	60 Willowlawn Pkwy	39 Shanley St	15 Cochrane 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	30 x 100	60 x 100	30 x 113	30 x 99
Building 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	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1936 / 0	1914 / 0	1940 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.3	1.5	1.3
Bedrooms	3	3	2	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1022	1020	1084	1002	920
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1528	1480	1351	1503	989
Att/Det Gar Sqft			360		
Prior Land	\$6,800				
Prior Total	\$70,000				
Comp Land Estimate	\$10,000	\$7,000	\$12,000	\$7,000	\$8,000
Sale Date		7/13/2018	1/22/2019	2/1/2019	4/7/2020
Sale Price		\$112,000	\$106,000	\$135,000	\$85,000
Time Adj Sale Price		\$121,800	\$111,300	\$141,300	\$85,400
TADJSP/SQFT		\$82.30	\$82.38	\$94.01	\$86.35
Total Adj Factors	\$53,000	\$44,200	\$43,600	\$47,000	\$26,400
Adjusted Sale Price		\$130,600	\$120,700	\$147,300	\$112,000
Comparable Estimate	\$129,000 (\$84.42/SFLA)				\$52,000 \$132,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-5-11	123.28-5-11	113.61-4-24	113.70-5-4	112.76-1-11	112.68-1-27
Owner	O'Leary, James	O'Leary, James	Toledo-Castro, Oudaliz	Walkow, Jacob	Keith, John	Klein, Brian J
Address	87 Willowlawn Pkwy	87 Willowlawn Pkwy	205 Alaska St	180 Cass Ave	268 Meadowbrook Pkwy	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	60 x 100	60 x 100	45 x 117	90 x 124	52 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	07 Stone	07 Stone	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1945 / 0	1951 / 0	1947 / 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 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	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	2	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	848	848	825	960	848	720
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 0	0 0
SFLA	1168	1168	1221	1140	1256	1080
Att/Det Gar Sqft	360	360		294	364	280
Prior Land	\$8,400					
Prior Total	\$78,900					
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$17,000	\$12,000	\$11,000
Sale Date		1/13/2020	8/31/2020	12/18/2019	10/8/2019	10/1/2020
Sale Price		\$127,500	\$115,000	\$145,000	\$133,000	\$125,000
Time Adj Sale Price		\$128,800	\$115,000	\$146,900	\$135,700	\$125,000
TADJSP/SQFT		\$110.27	\$94.19	\$128.86	\$108.04	\$115.74
Total Adj Factors	\$51,800	\$51,800	\$27,700	\$54,700	\$54,800	\$44,700
Adjusted Sale Price		\$128,800	\$139,100	\$144,000	\$132,700	\$132,100
Comparable Estimate	\$135,000 (\$115.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-5	112.76-4-8	112.75-5-20	112.76-4-20	112.77-3-11
Owner	Schultz, Amber Lee	Marino, Jillian M	Cultrara, Nicholas	Karki, Deo N	Urbanski, Christopher
Address	88 Willowlawn Pkwy	114 Claude Dr	261 Shanley St	68 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	50 x 100	51 x 114	50 x 100	52 x 117
Building Style	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
Year Built/Eff Yr Built	1951 / 0	1958 / 0	1957 / 0	1958 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	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
1st Sty Area	908	884	936	1012	910
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 468	0 0	0 0
SFLA	908	884	936	1012	910
Att/Det Gar Sqft		308	576	352	400
Prior Land	\$6,800				
Prior Total	\$63,700				
Comp Land Estimate	\$10,000	\$11,000	\$12,000	\$11,000	\$12,000
					\$15,000
Sale Date		6/5/2020	7/25/2019	10/16/2020	3/27/2019
Sale Price		\$140,000	\$131,600	\$134,900	\$104,300
Time Adj Sale Price		\$140,200	\$135,600	\$134,900	\$108,900
TADJSP/SQFT		\$158.60	\$144.87	\$133.30	\$119.67
					\$154.49
Total Adj Factors	\$43,800	\$47,700	\$53,000	\$52,300	\$47,800
Adjusted Sale Price		\$136,300	\$126,400	\$126,400	\$104,900
					\$52,600
Comparable Estimate	\$127,000 (\$139.87/SFLA)				\$139,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-4	123.28-5-11	112.84-2-5	112.76-2-16	112.68-1-27
Owner	Coffta, David J	O'Leary, James	Whitehead, Marquitta R	Calamita, Joseph A	Klein, Brian J
Address	90 Willowlawn Pkwy	87 Willowlawn Pkwy	34 Rossler Ave	54 Rossler 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	60 x 100	40 x 116	40 x 116	45 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	07 Stone	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1945 / 0	1949 / 0	1949 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	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
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	752	848	1015	672	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1034	1168	1015	1008	1080
Att/Det Gar Sqft	440	360	484	280	280
Prior Land	\$9,300				
Prior Total	\$75,000				
Comp Land Estimate	\$10,000	\$12,000	\$10,000	\$10,000	\$11,000
Sale Date		1/13/2020	7/2/2018	5/31/2018	10/1/2020
Sale Price		\$127,500	\$120,280	\$98,000	\$125,000
Time Adj Sale Price		\$128,800	\$130,800	\$107,700	\$125,000
TADJSP/SQFT		\$110.27	\$128.87	\$106.85	\$115.74
Total Adj Factors	\$44,300	\$51,800	\$36,000	\$31,500	\$44,700
Adjusted Sale Price		\$121,300	\$139,100	\$120,500	\$124,600
Comparable Estimate	\$122,000 (\$117.99/SFLA)				

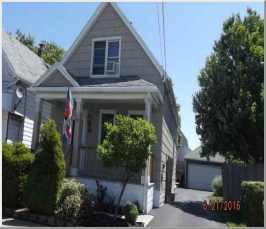
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-3	123.28-5-11	112.84-2-5	112.76-2-16	112.68-1-27
Owner	Beeman, Myra J	O'Leary, James	Whitehead, Marquitta R	Calamita, Joseph A	Klein, Brian J
Address	92 Willowlawn Pkwy	87 Willowlawn Pkwy	34 Rossler Ave	54 Rossler 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	60 x 100	40 x 116	40 x 116	45 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	07 Stone	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1945 / 0	1949 / 0	1949 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	2	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	592	848	1015	672	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1021	1168	1015	1008	1080
Att/Det Gar Sqft		360	484	280	280
Prior Land	\$4,500				
Prior Total	\$71,500				
Comp Land Estimate	\$7,000	\$12,000	\$10,000	\$10,000	\$11,000
Sale Date		1/13/2020	7/2/2018	5/31/2018	10/1/2020
Sale Price		\$127,500	\$120,280	\$98,000	\$125,000
Time Adj Sale Price		\$128,800	\$130,800	\$107,700	\$125,000
TADJSP/SQFT		\$110.27	\$128.87	\$106.85	\$115.74
Total Adj Factors	\$39,800	\$51,800	\$36,000	\$31,500	\$44,700
Adjusted Sale Price		\$116,800	\$134,600	\$116,000	\$120,100
Comparable Estimate	\$118,000 (\$115.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-5-12	123.28-5-13	123.36-5-29.11	113.47-5-2	113.64-2-8
Owner	93 Willowlawn LLC	Contrino, Kathy A	Kaneza, John	Hartmann, Robert P Jr	Prible, Stacey Lin
Address	93 Willowlawn Pkwy	97 Willowlawn 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	75 x 100	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	1.7	1.7
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1248	1065	1100	1188	1535
2nd Sty Area	0	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2028	1758	2200	2178	1993
Att/Det Gar Sqft	320	484	440	484	342
Prior Land	\$9,300				
Prior Total	\$63,100				
Comp Land Estimate	\$10,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$69.15
Total Adj Factors	\$42,200	\$76,000	\$39,600	\$72,700	\$59,400
Adjusted Sale Price		\$132,200	\$139,600	\$127,900	\$140,400
Comparable Estimate	\$133,000 (\$65.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-2	123.36-4-1	123.35-8-19	113.70-2-11	123.35-9-18
Owner	Torbicki, James E	Silver, Danielle Nicolle	Lopez, Jose D	La Mond, Lisa	Milburth, Robert Josepl
Address	94 Willowlawn Pkwy	60 Willowlawn Pkwy	15 Cochrane St	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 100	30 x 100	30 x 113	45 x 120	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1930 / 0	1936 / 0	1940 / 0	1937 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.0	1.3
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0
1st Sty Area	918	1020	1002	936	1070
2nd Sty Area	270	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1572	1480	1503	1776	1520
Att/Det Gar Sqft	408			440	399
Prior Land	\$7,600				
Prior Total	\$66,100				
Comp Land Estimate	\$11,000	\$7,000	\$7,000	\$11,000	\$13,000
Sale Date		7/13/2018	2/1/2019	6/23/2020	9/30/2019
Sale Price		\$112,000	\$135,000	\$110,800	\$125,600
Time Adj Sale Price		\$121,800	\$141,300	\$111,000	\$128,500
TADJSP/SQFT		\$82.30	\$94.01	\$62.50	\$84.54
Total Adj Factors	\$48,100	\$44,200	\$47,000	\$61,900	\$48,100
Adjusted Sale Price		\$125,700	\$142,400	\$97,200	\$128,500
Comparable Estimate	\$122,000 (\$77.61/SFLA)				\$43,600

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-5-13	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8	113.47-5-2
Owner	Contrino, Kathy A	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin	Hartmann, Robert P Jr
Address	97 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	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	75 x 100	75 x 100	38 x 100	50 x 159	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1927 / 0	1922 / 0	1930 / 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 110	C Average 90	D Economy 110	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	3 Hot wtr/stm 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	4	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1065	1065	1100	1188	1535	1402
2nd Sty Area	0	0	1100	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1758	1758	2200	2178	1993	2243
Att/Det Gar Sqft	484	484	440		342	484
Prior Land	\$12,100					
Prior Total	\$85,000					
Comp Land Estimate	\$14,000	\$14,000	\$9,000	\$14,000	\$16,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019	12/9/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000	\$153,060
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600	\$155,100
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$79.08	\$69.15
Total Adj Factors	\$76,000	\$76,000	\$39,600	\$52,500	\$59,400	\$72,700
Adjusted Sale Price		\$166,000	\$173,400	\$161,700	\$174,200	\$158,400
Comparable Estimate	\$167,000 (\$94.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-6-1	112.76-4-8	123.28-3-8	112.76-4-20	112.75-5-20
Owner	Grunder, Jane	Marino, Jillian M	Himmelsbach, Eric Eug	Karki, Deo N	Cultrara, Nicholas
Address	98 Willowlawn Pkwy	114 Claude Dr	123 Meadowbrook 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 100	50 x 100	30 x 64	50 x 100	75 x 124
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0
Condition	2 Fair	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	3
Full/Half Baths	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
1st Sty Area	624	884	840	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 468
SFLA	624	884	840	1012	936
Att/Det Gar Sqft	400	308	480	352	576
Prior Land	\$8,600				
Prior Total	\$50,000				
Comp Land Estimate	\$9,000	\$11,000	\$5,000	\$11,000	\$12,000
Sale Date		6/5/2020	12/17/2018	10/16/2020	7/25/2019
Sale Price		\$140,000	\$125,000	\$134,900	\$131,600
Time Adj Sale Price		\$140,200	\$132,100	\$134,900	\$135,600
TADJSP/SQFT		\$158.60	\$157.26	\$133.30	\$144.87
Total Adj Factors	\$23,400	\$47,700	\$29,200	\$52,300	\$53,000
Adjusted Sale Price		\$115,900	\$126,300	\$106,000	\$106,000
Comparable Estimate	\$115,000 (\$184.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-2-8	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19
Owner	Scott, Thomas M	Shaw, Ashley L	Milburth, Robert Joseph	Silver, Danielle Nicolle	Lopez, Jose D
Address	111 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	30 x 99	60 x 100	30 x 100	30 x 113
Building 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
Year Built/Eff Yr Built	1926 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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
Stories	1.5	1.3	1.3	1.5	1.5
Bedrooms	4	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	880	920	1084	1020	1002
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 143	0 0	0 0	0 0	0 0
SFLA	1320	989	1351	1480	1503
Att/Det Gar Sqft	480		360		399
Prior Land	\$8,400				
Prior Total	\$66,500				
Comp Land Estimate	\$12,000	\$7,000	\$12,000	\$7,000	\$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019
Sale Price		\$85,000	\$106,000	\$112,000	\$135,000
Time Adj Sale Price		\$85,400	\$111,300	\$121,800	\$141,300
TADJSP/SQFT		\$86.35	\$82.38	\$82.30	\$94.01
Total Adj Factors	\$50,200	\$26,400	\$43,600	\$44,200	\$47,000
Adjusted Sale Price		\$109,200	\$117,900	\$127,800	\$144,500
Comparable Estimate	\$126,000 (\$95.45/SFLA)				



SWIS	143089	143089	143089	143089	143089
Print Key	123.28-2-9	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8
Owner	Ulinski, Mary H	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin
Address	117 Willowlawn Pkwy	97 Willowlawn Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	75 x 100	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
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 0
Condition	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
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	2.0	2.0	1.7
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1100	1065	1100	1188	1535
2nd Sty Area	0	0	1100	990	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1663	1758	2200	2178	1993
Att/Det Gar Sqft	400	484	440		342
Prior Land	\$10,900				
Prior Total	\$74,000				
Comp Land Estimate	\$12,000	\$14,000	\$9,000	\$14,000	\$16,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$79.08
Total Adj Factors	\$56,000	\$76,000	\$39,600	\$52,500	\$59,400
Adjusted Sale Price		\$146,000	\$153,400	\$141,700	\$154,200
Comparable Estimate	\$147,000 (\$88.39/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-2-10	123.28-3-9	123.35-9-18	113.71-8-2	112.68-2-14	123.36-4-1
Owner	Pham, Coung L	Shaw, Ashley L	Milburth, Robert Joseph	Otamere, Trina D	Niedbalski, Samantha L	Silver, Danielle Nicolle
Address	123 Willowlawn Pkwy	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	52 x 100	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	1917 / 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	1.5	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	836	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	968	989	1351	1343	1596	1480
Att/Det Gar Sqft	484		360	528	396	
Prior Land	\$10,100					
Prior Total	\$42,000					
Comp Land Estimate	\$11,000	\$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	\$29,700	\$26,400	\$43,600	\$47,400	\$52,000	\$44,200
Adjusted Sale Price		\$88,700	\$97,400	\$94,400	\$109,500	\$107,300
Comparable Estimate	\$99,000 (\$102.27/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-1-6	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8	113.54-5-1.1
Owner	Benzin, Todd R	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	124 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St	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	35 x 100	75 x 100	38 x 100	50 x 159	90 x 109	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	1924 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 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	D Economy 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air 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	1.5	1.7	2.0	2.0	1.7	1.5
Bedrooms	5	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1210	1065	1100	1188	1535	1430
2nd Sty Area	0	0	1100	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1719	1758	2200	2178	1993	2145
Att/Det Gar Sqft		484	440		342	744
Prior Land	\$7,700					
Prior Total	\$60,000					
Comp Land Estimate	\$8,000	\$14,000	\$9,000	\$14,000	\$16,000	\$14,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019	3/1/2018
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000	\$168,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600	\$186,800
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$79.08	\$87.09
Total Adj Factors	\$32,100	\$76,000	\$39,600	\$52,500	\$59,400	\$64,200
Adjusted Sale Price		\$122,100	\$129,500	\$117,800	\$130,300	\$154,700
Comparable Estimate	\$131,000 (\$76.21/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-1-5	123.28-5-13	123.36-5-29.11	112.67-5-4	113.64-2-8	113.54-5-1.1
Owner	Moxley Robert Jr & W	Contrino, Kathy A	Kaneza, John	Montes, Brian	Prible, Stacey Lin	Bahuga, Nabyo Joseph
Address	126 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	88 Edmund St	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	45 x 100	75 x 100	38 x 100	50 x 159	90 x 109	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	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1927 / 0	1922 / 0	1930 / 0	1907 / 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	D Economy 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air 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	1.5	1.7	2.0	2.0	1.7	1.5
Bedrooms	5	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1234	1065	1100	1188	1535	1430
2nd Sty Area	0	0	1100	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1873	1758	2200	2178	1993	2145
Att/Det Gar Sqft		484	440		342	744
Prior Land	\$9,300					
Prior Total	\$66,000					
Comp Land Estimate	\$10,000	\$14,000	\$9,000	\$14,000	\$16,000	\$14,000
Sale Date		9/26/2020	10/9/2020	9/18/2018	11/8/2019	3/1/2018
Sale Price		\$166,000	\$137,000	\$128,600	\$155,000	\$168,000
Time Adj Sale Price		\$166,000	\$137,000	\$138,200	\$157,600	\$186,800
TADJSP/SQFT		\$94.43	\$62.27	\$63.45	\$79.08	\$87.09
Total Adj Factors	\$33,000	\$76,000	\$39,600	\$52,500	\$59,400	\$64,200
Adjusted Sale Price		\$123,000	\$130,400	\$118,700	\$131,200	\$155,600
Comparable Estimate	\$132,000 (\$70.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-2-11	123.36-5-29.11	112.67-5-4	123.28-5-13	113.55-9-13	113.47-5-2
Owner	Kozlowski, Yvonne	Kaneza, John	Montes, Brian	Contrino, Kathy A	Crone, Scott E	Hartmann, Robert P Jr
Address	127 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	97 Willowlawn Pkwy	35 Wabash 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	52 x 100	38 x 100	50 x 159	75 x 100	40 x 108	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	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1930 / 0	1927 / 0	1920 / 0	1940 / 0
Condition	2 Fair	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	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	1.7	2.0	1.7
Bedrooms	4	4	5	4	4	5
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	4 Full 0
1st Sty Area	1192	1100	1188	1065	1440	1402
2nd Sty Area	1192	1100	990	0	1080	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2384	2200	2178	1758	2520	2243
Att/Det Gar Sqft		440		484	440	484
Prior Land	\$7,700					
Prior Total	\$65,200					
Comp Land Estimate	\$11,000	\$9,000	\$14,000	\$14,000	\$10,000	\$16,000
Sale Date		10/9/2020	9/18/2018	9/26/2020	12/30/2019	12/9/2019
Sale Price		\$137,000	\$128,600	\$166,000	\$134,999	\$153,060
Time Adj Sale Price		\$137,000	\$138,200	\$166,000	\$136,800	\$155,100
TADJSP/SQFT		\$62.27	\$63.45	\$94.43	\$54.29	\$69.15
Total Adj Factors	\$41,800	\$39,600	\$52,500	\$76,000	\$76,800	\$72,700
Adjusted Sale Price		\$139,200	\$127,500	\$131,800	\$101,800	\$124,200
Comparable Estimate	\$125,000 (\$52.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-1-4	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19	113.55-5-11
Owner	Akter, Marufa	Shaw, Ashley L	Milburth, Robert Joseph	Silver, Danielle Nicolle	Lopez, Jose D	Jackson, Kathleen M
Address	130 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley St	60 Willowlawn Pkwy	15 Cochrane 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	45 x 100	30 x 99	60 x 100	30 x 100	30 x 113	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	01 Wood	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 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	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	1.0	1.3	1.3	1.5	1.5	1.5
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	1 / 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	1295	920	1084	1020	1002	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	1295	989	1351	1480	1503	1520
Att/Det Gar Sqft	400		360			399
Prior Land	\$6,800					
Prior Total	\$63,700					
Comp Land Estimate	\$10,000	\$7,000	\$12,000	\$7,000	\$7,000	\$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019	9/30/2019
Sale Price		\$85,000	\$106,000	\$112,000	\$135,000	\$125,600
Time Adj Sale Price		\$85,400	\$111,300	\$121,800	\$141,300	\$128,500
TADJSP/SQFT		\$86.35	\$82.38	\$82.30	\$94.01	\$84.54
Total Adj Factors	\$32,700	\$26,400	\$43,600	\$44,200	\$47,000	\$48,100
Adjusted Sale Price		\$91,700	\$100,400	\$110,300	\$127,000	\$113,100
Comparable Estimate	\$109,000 (\$84.17/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-2-12	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19
Owner	Burns, William P	Shaw, Ashley L	Milburth, Robert Joseph	Silver, Danielle Nicolle	Lopez, Jose D
Address	131 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	46 x 100	30 x 99	60 x 100	30 x 100	30 x 113
Building 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
Year Built/Eff Yr Built	1928 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.3	1.5	1.5
Bedrooms	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1170	920	1084	1020	1002
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1242	989	1351	1480	1503
Att/Det Gar Sqft	352		360		
Prior Land	\$6,900				
Prior Total	\$67,700				
Comp Land Estimate	\$10,000	\$7,000	\$12,000	\$7,000	\$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019
Sale Price		\$85,000	\$106,000	\$112,000	\$135,000
Time Adj Sale Price		\$85,400	\$111,300	\$121,800	\$141,300
TADJSP/SQFT		\$86.35	\$82.38	\$82.30	\$94.01
Total Adj Factors	\$45,200	\$26,400	\$43,600	\$44,200	\$47,000
Adjusted Sale Price		\$104,200	\$112,900	\$122,800	\$139,500
Comparable Estimate	\$121,000 (\$97.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-2-13	123.67-4-7	123.35-8-20	113.70-2-11	123.36-4-1
Owner	Witek, Brian R Jr	Peay, Yolanda S	Ahner, Ross D	La Mond, Lisa	Silver, Danielle Nicolle
Address	135 Willowlawn Pkwy	104 Colton St	17 Cochrane St	1368 Harlem Rd	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	31 x 124	30 x 113	45 x 120	30 x 113
Building Style	13 Bungalow	13 Bungalow	13 Bungalow	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1924 / 0	1930 / 0	1937 / 0	1936 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.3	2.0	1.5
Bedrooms	4	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1059	1387	832	936	1020
2nd Sty Area	0	0	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1750	1737	1048	1776	1480
Att/Det Gar Sqft	280	320	200	440	
Prior Land	\$6,800				
Prior Total	\$78,000				
Comp Land Estimate	\$7,000	\$8,000	\$7,000	\$11,000	\$7,000
Sale Date		7/5/2018	5/28/2019	6/23/2020	7/13/2018
Sale Price		\$122,000	\$85,000	\$110,800	\$112,000
Time Adj Sale Price		\$132,600	\$88,100	\$111,000	\$121,800
TADJSP/SQFT		\$76.34	\$84.06	\$62.50	\$82.30
Total Adj Factors	\$73,100	\$76,400	\$37,100	\$61,900	\$44,200
Adjusted Sale Price		\$129,300	\$124,100	\$122,200	\$150,700
Comparable Estimate	\$139,000 (\$79.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-1-3	123.28-5-13	113.70-8-1.1	113.54-4-3.1	123.36-5-29.11
Owner	Rosplochowski, Robert	Contrino, Kathy A	Farnham, William D	Rashid, Harunur	Kaneza, John
Address	136 Willowlawn Pkwy	97 Willowlawn Pkwy	207 Parker St	84 Warsaw St	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 100	75 x 100	114 x 114	62 x 123	38 x 100
Building Style	04 Cape cod	08 Old style	04 Cape cod	12 Duplex	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1940 / 0	1927 / 0	1952 / 0	1948 / 0	1922 / 0
Condition	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 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	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	3 Partial 0
1st Sty Area	896	1065	1553	780	1100
2nd Sty Area	0	0	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1544	1758	2597	1560	2200
Att/Det Gar Sqft	440	484	552	440	440
Prior Land	\$9,300				
Prior Total	\$73,000				
Comp Land Estimate	\$10,000	\$14,000	\$18,000	\$11,000	\$9,000
Sale Date		9/26/2020	7/18/2018	5/25/2018	12/7/2018
Sale Price		\$166,000	\$165,000	\$100,000	\$139,900
Time Adj Sale Price		\$166,000	\$179,400	\$109,900	\$147,800
TADJSP/SQFT		\$94.43	\$69.08	\$70.45	\$86.13
Total Adj Factors	\$58,800	\$76,000	\$96,600	\$60,700	\$66,000
Adjusted Sale Price		\$148,800	\$141,600	\$108,000	\$140,600
Comparable Estimate	\$138,000 (\$89.38/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	123.28-1-2	123.28-3-9	123.35-9-18	123.36-4-1	123.35-8-19	113.55-5-11
Owner	Tompolski, Carol	Shaw, Ashley L	Milburth, Robert Joseph	Silver, Danielle Nicolle	Lopez, Jose D	Jackson, Kathleen M
Address	140 Willowlawn Pkwy	125 Meadowbrook Pkwy	39 Shanley St	60 Willowlawn Pkwy	15 Cochrane 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 100	30 x 99	60 x 100	30 x 100	30 x 113	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	02 Brick	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1922 / 0	1914 / 0	1936 / 0	1940 / 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	1 No central 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	1.0	1.3	1.3	1.5	1.5	1.5
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1120	920	1084	1020	1002	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	1120	989	1351	1480	1503	1520
Att/Det Gar Sqft	280		360			399
Prior Land	\$4,500					
Prior Total	\$61,600					
Comp Land Estimate	\$7,000	\$7,000	\$12,000	\$7,000	\$7,000	\$13,000
Sale Date		4/7/2020	1/22/2019	7/13/2018	2/1/2019	9/30/2019
Sale Price		\$85,000	\$106,000	\$112,000	\$135,000	\$125,600
Time Adj Sale Price		\$85,400	\$111,300	\$121,800	\$141,300	\$128,500
TADJSP/SQFT		\$86.35	\$82.38	\$82.30	\$94.01	\$84.54
Total Adj Factors	\$34,900	\$26,400	\$43,600	\$44,200	\$47,000	\$48,100
Adjusted Sale Price		\$93,900	\$102,600	\$112,500	\$129,200	\$115,300
Comparable Estimate	\$111,000 (\$99.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	123.28-2-14	112.76-4-20	112.75-5-28	113.77-4-23	113.69-3-11
Owner	Juskiewicz, Jodi	Karki, Deo N	Kromphardt, Eric J	Wayne, Alexis M	Maldonado, Carlos J
Address	141 Willowlawn Pkwy	68 Claude Dr	293 Shanley St	81 Alaska 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	50 x 100	51 x 114	50 x 117	50 x 119
Building Style	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
Year Built/Eff Yr Built	1945 / 0	1958 / 0	1957 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	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
1st Sty Area	1112	1012	1230	1176	1156
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 560	0 0	0 350
SFLA	1112	1012	1230	1176	1156
Att/Det Gar Sqft	360	352	576	440	280
Prior Land	\$8,400				
Prior Total	\$78,500				
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$12,000	\$12,000
Sale Date		10/16/2020	6/17/2020	5/27/2020	10/30/2019
Sale Price		\$134,900	\$129,900	\$150,000	\$134,500
Time Adj Sale Price		\$134,900	\$130,100	\$150,500	\$137,200
TADJSP/SQFT		\$133.30	\$105.77	\$127.98	\$118.69
Total Adj Factors	\$56,500	\$52,300	\$61,900	\$60,000	\$56,400
Adjusted Sale Price		\$139,100	\$124,700	\$147,000	\$137,300
Comparable Estimate	\$129,000 (\$116.01/SFLA)				



SWIS	143089	143089	143089	143089	143089
Print Key	123.28-1-1	123.28-5-13	123.36-5-29.11	113.64-2-8	112.67-5-4
Owner	Sala, Scott A	Contrino, Kathy A	Kaneza, John	Prible, Stacey Lin	Montes, Brian
Address	142 Willowlawn Pkwy	97 Willowlawn Pkwy	57 Willowlawn Pkwy	88 Edmund St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 100	75 x 100	38 x 100	90 x 109	50 x 159
Building 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
Year Built/Eff Yr Built	1918 / 0	1927 / 0	1922 / 0	1907 / 0	1930 / 0
Condition	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
Heat Type/Central Air	1 No central No	3 Hot wtr/strm 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
Stories	1.5	1.7	2.0	1.7	2.0
Bedrooms	5	4	4	4	5
Full/Half Baths	2 / 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
1st Sty Area	1053	1065	1100	1535	1188
2nd Sty Area	0	0	1100	0	990
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1534	1758	2200	1993	2178
Att/Det Gar Sqft	228	484	440	342	
Prior Land	\$6,800				
Prior Total	\$56,000				
Comp Land Estimate	\$7,000	\$14,000	\$9,000	\$16,000	\$14,000
Sale Date		9/26/2020	10/9/2020	11/8/2019	9/18/2018
Sale Price		\$166,000	\$137,000	\$155,000	\$128,600
Time Adj Sale Price		\$166,000	\$137,000	\$157,600	\$138,200
TADJSP/SQFT		\$94.43	\$62.27	\$79.08	\$63.45
Total Adj Factors	\$23,500	\$76,000	\$39,600	\$59,400	\$52,500
Adjusted Sale Price		\$113,500	\$120,900	\$121,700	\$109,200
Comparable Estimate	\$122,000 (\$79.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-7-7	123.36-4-1	123.35-8-19	123.28-3-9	123.35-9-18
Owner	Shakeel, Muhammad	Silver, Danielle Nicolle	Lopez, Jose D	Shaw, Ashley L	Milburth, Robert Josepl
Address	186 Willowlawn Pkwy	60 Willowlawn Pkwy	15 Cochrane 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	40 x 100	30 x 100	30 x 113	30 x 99	60 x 100
Building 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	04 Composition
Year Built/Eff Yr Built	1930 / 0	1936 / 0	1940 / 0	1922 / 0	1914 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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	1 No central No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.3	1.3
Bedrooms	4	3	3	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	2 Crawl 0
1st Sty Area	861	1020	1002	920	1084
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0
SFLA	1405	1480	1503	989	1351
Att/Det Gar Sqft	484				360
Prior Land	\$8,600				
Prior Total	\$77,000				
Comp Land Estimate	\$9,000	\$7,000	\$7,000	\$7,000	\$12,000
Sale Date		7/13/2018	2/1/2019	4/7/2020	1/22/2019
Sale Price		\$112,000	\$135,000	\$85,000	\$106,000
Time Adj Sale Price		\$121,800	\$141,300	\$85,400	\$111,300
TADJSP/SQFT		\$82.30	\$94.01	\$86.35	\$82.38
Total Adj Factors	\$52,000	\$44,200	\$47,000	\$26,400	\$43,600
Adjusted Sale Price		\$129,600	\$146,300	\$111,000	\$119,700
Comparable Estimate	\$128,000 (\$91.1/SFLA)				\$132,400

Subject

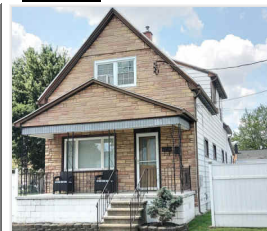
Comp 1

Comp 2

Comp 3

Comp 4

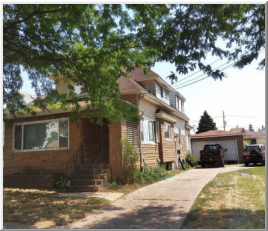
Comp 5



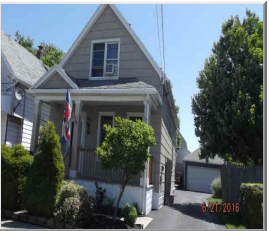
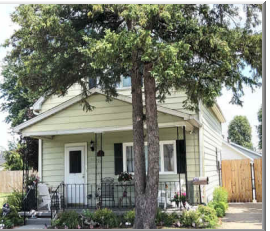
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-6-11	123.36-5-29.11	113.55-9-13	112.67-5-4	123.28-5-13	113.47-5-2
Owner	Durolek, Christopher	Kaneza, John	Crone, Scott E	Montes, Brian	Contrino, Kathy A	Hartmann, Robert P Jr
Address	189 Willowlawn Pkwy	57 Willowlawn Pkwy	35 Wabash Ave	344 Pleasant Pkwy	97 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 100	38 x 100	40 x 108	50 x 159	75 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1922 / 0	1920 / 0	1930 / 0	1927 / 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	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	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	2.0	1.7	1.7
Bedrooms	4	4	4	5	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	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1442	1100	1440	1188	1065	1402
2nd Sty Area	1260	1100	1080	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2702	2200	2520	2178	1758	2243
Att/Det Gar Sqft	420	440	440		484	484
Prior Land	\$10,900					
Prior Total	\$28,000					
Comp Land Estimate	\$12,000	\$9,000	\$10,000	\$14,000	\$14,000	\$16,000
Sale Date		10/9/2020	12/30/2019	9/18/2018	9/26/2020	12/9/2019
Sale Price		\$137,000	\$134,999	\$128,600	\$166,000	\$153,060
Time Adj Sale Price		\$137,000	\$136,800	\$138,200	\$166,000	\$155,100
TADJSP/SQFT		\$62.27	\$54.29	\$63.45	\$94.43	\$69.15
Total Adj Factors	\$77,800	\$39,600	\$76,800	\$52,500	\$76,000	\$72,700
Adjusted Sale Price		\$175,200	\$137,800	\$163,500	\$167,800	\$160,200

Comparable Estimate \$161,000 (\$59.59/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-7-5.21	113.70-5-16	112.83-7-1	124.22-1-2	113.63-3-4
Owner	Mingle, Thomas W	Baker, Roger	Anzalone, Samuel A	Thomas, Ronnie Jr	Kenney, Emily D
Address	192 Willowlawn Pkwy	258 Parker St	250 Willowlawn Pkwy	1196 Harlem Rd	225 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	80 x 100	50 x 120	51 x 119	118 x 147	45 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1950 / 0	1960 / 0	1947 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.5	1.7
Bedrooms	4	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1256	1035	858	1158	953
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 0	0 100	0 0	0 352
SFLA	2168	1867	1501	1719	1667
Att/Det Gar Sqft	280	765	768	600	484
Prior Land	\$12,600				
Prior Total	\$109,000				
Comp Land Estimate	\$14,000	\$12,000	\$12,000	\$21,000	\$11,000
Sale Date		6/4/2018	9/25/2020	3/19/2018	9/30/2019
Sale Price		\$138,000	\$180,000	\$137,500	\$121,000
Time Adj Sale Price		\$150,900	\$180,000	\$152,900	\$123,800
TADJSP/SQFT		\$80.82	\$119.92	\$88.95	\$74.27
Total Adj Factors	\$87,700	\$75,300	\$70,100	\$74,900	\$66,800
Adjusted Sale Price		\$163,300	\$197,600	\$165,700	\$144,700
Comparable Estimate	\$165,000 (\$76.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-6-12	123.36-5-29.11	112.67-5-4	123.28-5-13	113.47-5-2
Owner	Swan, Ronald E	Kaneza, John	Montes, Brian	Contrino, Kathy A	Hartmann, Robert P Jr
Address	193 Willowlawn Pkwy	57 Willowlawn Pkwy	344 Pleasant Pkwy	97 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	38 x 100	50 x 159	75 x 100	95 x 108
Building 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
Year Built/Eff Yr Built	1937 / 0	1922 / 0	1930 / 0	1927 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.7	1.7
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1336	1100	1188	1065	1402
2nd Sty Area	0	1100	990	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2150	2200	2178	1758	2243
Att/Det Gar Sqft	352	440		484	484
Prior Land	\$8,400				
Prior Total	\$52,300				
Comp Land Estimate	\$12,000	\$9,000	\$14,000	\$14,000	\$16,000
Sale Date		10/9/2020	9/18/2018	9/26/2020	12/9/2019
Sale Price		\$137,000	\$128,600	\$166,000	\$153,060
Time Adj Sale Price		\$137,000	\$138,200	\$166,000	\$155,100
TADJSP/SQFT		\$62.27	\$63.45	\$94.43	\$69.15
Total Adj Factors	\$34,000	\$39,600	\$52,500	\$76,000	\$72,700
Adjusted Sale Price		\$131,400	\$119,700	\$124,000	\$116,400
Comparable Estimate	\$130,000 (\$60.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-6-13	112.68-2-14	123.35-9-18	113.71-8-2	123.28-3-9
Owner	Smith, Deborah A	Niedbalski, Samantha L	Milburth, Robert Joseph	Otamere, Trina D	Shaw, Ashley L
Address	195 Willowlawn Pkwy	180 Rossler Ave	39 Shanley St	295 Parker 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 100	32 x 125	60 x 100	60 x 119	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1902 / 0	1914 / 0	1900 / 0	1922 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	1 No central No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.3	1.3	1.3
Bedrooms	3	2	2	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	912	1176	1084	1244	920
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1482	1596	1351	1343	989
Att/Det Gar Sqft	360	396	360	528	
Prior Land	\$10,900				
Prior Total	\$49,000				
Comp Land Estimate	\$12,000	\$8,000	\$12,000	\$13,000	\$7,000
Sale Date		10/14/2020	1/22/2019	1/3/2020	4/7/2020
Sale Price		\$131,840	\$106,000	\$111,000	\$85,000
Time Adj Sale Price		\$131,800	\$111,300	\$112,100	\$85,400
TADJSP/SQFT		\$82.58	\$82.38	\$83.47	\$86.35
Total Adj Factors	\$21,800	\$52,000	\$43,600	\$47,400	\$26,400
Adjusted Sale Price		\$101,600	\$89,500	\$86,500	\$80,800
Comparable Estimate	\$92,000 (\$62.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-7-5.1	123.28-3-9	123.36-4-1	123.35-9-18	123.35-8-19
Owner	Haynes, April L	Shaw, Ashley L	Silver, Danielle Nicole	Milburth, Robert Joseph	Lopez, Jose D
Address	198 Willowlawn Pkwy	125 Meadowbrook Pkwy	60 Willowlawn 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 100	30 x 99	30 x 100	60 x 100	30 x 113
Building 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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1922 / 0	1936 / 0	1914 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.3	1.5	1.3	1.5
Bedrooms	2	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	751	920	1020	1084	1002
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1277	989	1480	1351	1503
Att/Det Gar Sqft	480			360	
Prior Land	\$13,400				
Prior Total	\$75,000				
Comp Land Estimate	\$15,000	\$7,000	\$7,000	\$12,000	\$7,000
Sale Date		4/7/2020	7/13/2018	1/22/2019	2/1/2019
Sale Price		\$85,000	\$112,000	\$106,000	\$135,000
Time Adj Sale Price		\$85,400	\$121,800	\$111,300	\$141,300
TADJSP/SQFT		\$86.35	\$82.30	\$82.38	\$94.01
Total Adj Factors	\$50,800	\$26,400	\$44,200	\$43,600	\$47,000
Adjusted Sale Price		\$109,800	\$128,400	\$118,500	\$145,100
Comparable Estimate	\$127,000 (\$99.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.83-7-6	112.76-4-20	112.67-4-25	112.75-5-20	112.75-5-20
Owner	Zynda, Brian M	Karki, Deo N	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M
Address	230 Willowlawn Pkwy	68 Claude Dr	6 Colton St	261 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 100	75 x 124	51 x 114	50 x 100
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	974	1012	958	936	884
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 442
SFLA	974	1012	958	936	884
Att/Det Gar Sqft	440	352	352	576	308
Prior Land	\$8,500				
Prior Total	\$74,700				
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$12,000	\$11,000
Sale Date		10/16/2020	7/23/2020	7/25/2019	6/5/2020
Sale Price		\$134,900	\$148,000	\$131,600	\$140,000
Time Adj Sale Price		\$134,900	\$148,000	\$135,600	\$140,200
TADJSP/SQFT		\$133.30	\$154.49	\$144.87	\$158.60
Total Adj Factors	\$50,400	\$52,300	\$52,600	\$53,000	\$47,700
Adjusted Sale Price		\$133,000	\$145,800	\$133,000	\$142,900
Comparable Estimate	\$135,000 (\$138.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-11.1	113.69-3-3	113.70-8-1.1	113.47-5-2	123.36-5-29.11
Owner	Hatten, Jeffery L	Rwanika, Francine	Farnham, William D	Hartmann, Robert P Jr	Kaneza, John
Address	231 Willowlawn Pkwy	144 Alaska St	207 Parker St	130 Kennedy Rd	57 Willowlawn Pkwy
Property Class	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
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	171 x 120	60 x 117	114 x 114	95 x 108	38 x 100
Building Style	01 Ranch	12 Duplex	04 Cape cod	08 Old style	08 Old style
Exterior Wall	02 Brick	04 Composition	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1952 / 0	1940 / 0	1922 / 0
Condition	3 Normal	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
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	2 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	2.0	1.7	1.7	2.0
Bedrooms	4	6	4	5	4
Full/Half Baths	3 / 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	3 Partial 0
1st Sty Area	2391	1320	1553	1402	1100
2nd Sty Area	0	1320	0	0	1100
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2391	2640	2597	2243	2200
Att/Det Gar Sqft	768	484	552	484	440
Prior Land	\$21,300				
Prior Total	\$116,000				
Comp Land Estimate	\$22,000	\$13,000	\$18,000	\$16,000	\$9,000
Sale Date		5/19/2020	7/18/2018	12/9/2019	10/9/2020
Sale Price		\$165,000	\$165,000	\$153,060	\$137,000
Time Adj Sale Price		\$165,600	\$179,400	\$155,100	\$137,000
TADJSP/SQFT		\$62.73	\$69.08	\$69.15	\$62.27
Total Adj Factors	\$116,600	\$87,100	\$96,600	\$72,700	\$39,600
Adjusted Sale Price		\$195,100	\$199,400	\$199,000	\$214,000
Comparable Estimate	\$202,000 (\$84.48/SFLA)				\$52,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.83-7-5	112.76-4-20	112.75-5-28	112.67-4-25	112.75-5-20
Owner	Kozlowski, Celia	Karki, Deo N	Kromphardt, Eric J	Miranda, Angela M	Cultrara, Nicholas
Address	234 Willowlawn Pkwy	68 Claude Dr	293 Shanley St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 119	50 x 100	51 x 114	75 x 124	51 x 114
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1957 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	1072	1012	1230	958	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 560	0 0	0 468
SFLA	1072	1012	1230	958	936
Att/Det Gar Sqft	440	352	576	352	576
Prior Land	\$8,200				
Prior Total	\$77,700				
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$15,000	\$12,000
Sale Date		10/16/2020	6/17/2020	7/23/2020	7/25/2019
Sale Price		\$134,900	\$129,900	\$148,000	\$131,600
Time Adj Sale Price		\$134,900	\$130,100	\$148,000	\$135,600
TADJSP/SQFT		\$133.30	\$105.77	\$154.49	\$144.87
Total Adj Factors	\$57,500	\$52,300	\$61,900	\$52,600	\$53,000
Adjusted Sale Price		\$140,100	\$125,700	\$152,900	\$140,100
Comparable Estimate	\$141,000 (\$131.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-13	112.75-5-28	113.61-3-23	113.77-4-23	112.76-2-2
Owner	Jacobson, Bonnie A	Kromphardt, Eric J	Campbell, Errol T	Wayne, Alexis M	Shaw, Joshua K
Address	235 Willowlawn Pkwy	293 Shanley St	195 Medina St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 119	51 x 114	60 x 117	50 x 117	68 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1958 / 0	1954 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1295	1230	1306	1176	1300
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 350
SFLA	1295	1230	1306	1176	1300
Att/Det Gar Sqft	308	576	294	440	440
Prior Land	\$10,900				
Prior Total	\$87,000				
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$12,000	\$14,000
Sale Date		6/17/2020	6/12/2020	5/27/2020	8/2/2019
Sale Price		\$129,900	\$131,000	\$150,000	\$120,900
Time Adj Sale Price		\$130,100	\$131,200	\$150,500	\$124,100
TADJSP/SQFT		\$105.77	\$100.46	\$127.98	\$95.46
Total Adj Factors	\$65,100	\$61,900	\$76,900	\$60,000	\$63,700
Adjusted Sale Price		\$133,300	\$119,400	\$155,600	\$125,500
Comparable Estimate	\$128,000 (\$98.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.83-7-4	112.68-1-27	112.84-2-1	113.61-5-22	113.78-4-4
Owner	Pieczynski, Richard	Klein, Brian J	Irwin, Shane	Simons, Patricia E	Bailey, Matthew R
Address	238 Willowlawn Pkwy	49 Colton St	50 Rossler Ave	91 Colby 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 119	45 x 124	40 x 116	63 x 120	52 x 114
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1949 / 0	1952 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	2	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	887	720	725	660	848
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 180	0 0	0 0
SFLA	887	1080	725	990	1056
Att/Det Gar Sqft	400	280		260	364
Prior Land	\$8,200				
Prior Total	\$73,200				
Comp Land Estimate	\$12,000	\$11,000	\$10,000	\$14,000	\$12,000
Sale Date		10/1/2020	4/28/2020	2/10/2020	10/8/2019
Sale Price		\$125,000	\$93,000	\$105,000	\$133,000
Time Adj Sale Price		\$125,000	\$93,500	\$105,900	\$135,700
TADJSP/SQFT		\$115.74	\$128.97	\$106.97	\$108.04
Total Adj Factors	\$41,800	\$44,700	\$23,900	\$43,600	\$42,600
Adjusted Sale Price		\$122,100	\$111,400	\$104,100	\$139,200
Comparable Estimate	\$120,000 (\$135.29/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.84-1-14	112.76-4-20	112.67-4-25	112.75-5-20	112.76-4-8	112.75-5-28
Owner	Khalil, Hiba H	Karki, Deo N	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Kromphardt, Eric J
Address	239 Willowlawn Pkwy	68 Claude Dr	6 Colton St	261 Shanley 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 119	50 x 100	75 x 124	51 x 114	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1961 / 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 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	2	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	974	1012	958	936	884	1230
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 442	0 560
SFLA	974	1012	958	936	884	1230
Att/Det Gar Sqft	396	352	352	576	308	576
Prior Land	\$8,200					
Prior Total	\$74,700					
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$12,000	\$11,000	\$12,000
Sale Date		10/16/2020	7/23/2020	7/25/2019	6/5/2020	6/17/2020
Sale Price		\$134,900	\$148,000	\$131,600	\$140,000	\$129,900
Time Adj Sale Price		\$134,900	\$148,000	\$135,600	\$140,200	\$130,100
TADJSP/SQFT		\$133.30	\$154.49	\$144.87	\$158.60	\$105.77
Total Adj Factors	\$51,200	\$52,300	\$52,600	\$53,000	\$47,700	\$61,900
Adjusted Sale Price		\$133,800	\$146,600	\$133,800	\$143,700	\$119,400
Comparable Estimate	\$135,000 (\$138.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.83-7-3	112.84-2-1	112.68-1-27	113.61-5-22	113.70-1-25
Owner	Perry, Sarah J	Irwin, Shane	Klein, Brian J	Simons, Patricia E	Hare, Jennifer E
Address	242 Willowlawn Pkwy	50 Rossler Ave	49 Colton St	91 Colby St	67 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 119	40 x 116	45 x 124	63 x 120	53 x 120
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1949 / 0	1955 / 0	1952 / 0	1951 / 0
Condition	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
Heat Type/Central Air	3 Hot wtr/stm 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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	725	720	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 180	0 0	0 0	0 0
SFLA	832	725	1080	990	660
Att/Det Gar Sqft	280		280	260	528
Prior Land	\$8,200				
Prior Total	\$71,800				
Comp Land Estimate	\$12,000	\$10,000	\$11,000	\$14,000	\$13,000
Sale Date		4/28/2020	10/1/2020	2/10/2020	10/19/2020
Sale Price		\$93,000	\$125,000	\$105,000	\$116,000
Time Adj Sale Price		\$93,500	\$125,000	\$105,900	\$116,000
TADJSP/SQFT		\$128.97	\$115.74	\$106.97	\$175.76
Total Adj Factors	\$39,700	\$23,900	\$44,700	\$43,600	\$36,100
Adjusted Sale Price		\$109,300	\$120,000	\$102,000	\$125,000
Comparable Estimate	\$113,000 (\$135.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-15	112.76-4-8	112.75-5-20	112.67-4-25	112.76-4-20
Owner	Dittmar, Marlene L	Marino, Jillian M	Cultrara, Nicholas	Miranda, Angela M	Karki, Deo N
Address	243 Willowlawn Pkwy	114 Claude Dr	261 Shanley St	6 Colton 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 119	50 x 100	51 x 114	75 x 124	50 x 100
Building Style	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
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1957 / 0	1961 / 0	1958 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	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
1st Sty Area	926	884	936	958	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 468	0 0	0 0
SFLA	926	884	936	958	1012
Att/Det Gar Sqft	484	308	576	352	352
Prior Land	\$8,200				
Prior Total	\$70,300				
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$15,000	\$11,000
Sale Date		6/5/2020	7/25/2019	7/23/2020	10/16/2020
Sale Price		\$140,000	\$131,600	\$148,000	\$134,900
Time Adj Sale Price		\$140,200	\$135,600	\$148,000	\$134,900
TADJSP/SQFT		\$158.60	\$144.87	\$154.49	\$133.30
Total Adj Factors	\$40,700	\$47,700	\$53,000	\$52,600	\$52,300
Adjusted Sale Price		\$133,200	\$123,300	\$136,100	\$123,300
Comparable Estimate	\$124,000 (\$133.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.83-7-2	112.68-1-27	112.76-1-3	112.76-1-11	112.76-2-27
Owner	Young, Joseph K Jr	Klein, Brian J	Schneider, Kyle R	Keith, John	Change, Courtney L
Address	246 Willowlawn Pkwy	49 Colton St	300 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	45 x 124	50 x 114	52 x 114	50 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	4	3	4
Full/Half Baths	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
1st Sty Area	832	720	909	848	876
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 462
SFLA	1092	1080	1305	1256	1314
Att/Det Gar Sqft	400	280	440	364	308
Prior Land	\$8,500				
Prior Total	\$75,600				
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$12,000	\$11,000
Sale Date		10/1/2020	10/21/2020	10/8/2019	10/24/2019
Sale Price		\$125,000	\$142,500	\$133,000	\$129,900
Time Adj Sale Price		\$125,000	\$142,500	\$135,700	\$132,500
TADJSP/SQFT		\$115.74	\$109.20	\$108.04	\$100.84
Total Adj Factors	\$48,100	\$44,700	\$54,300	\$54,800	\$54,100
Adjusted Sale Price		\$128,400	\$136,300	\$129,000	\$126,500
Comparable Estimate	\$134,000 (\$122.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-16	112.76-4-20	112.67-4-25	112.76-4-8	112.75-5-20
Owner	Mahon, John N	Karki, Deo N	Miranda, Angela M	Marino, Jillian M	Cultrara, Nicholas
Address	247 Willowlawn Pkwy	68 Claude Dr	6 Colton St	114 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 100	75 x 124	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1961 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	993	1012	958	884	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 468
SFLA	993	1012	958	884	936
Att/Det Gar Sqft	480	352	352	308	576
Prior Land	\$8,500				
Prior Total	\$75,200				
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$11,000	\$12,000
Sale Date		10/16/2020	7/23/2020	6/5/2020	7/25/2019
Sale Price		\$134,900	\$148,000	\$140,000	\$131,600
Time Adj Sale Price		\$134,900	\$148,000	\$140,200	\$135,600
TADJSP/SQFT		\$133.30	\$154.49	\$158.60	\$144.87
Total Adj Factors	\$51,500	\$52,300	\$52,600	\$47,700	\$53,000
Adjusted Sale Price		\$134,100	\$146,900	\$144,000	\$134,100
Comparable Estimate	\$136,000 (\$136.96/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.83-7-1	112.83-7-1	112.76-1-3	112.76-2-27	113.78-1-12	112.76-1-11
Owner	Anzalone, Samuel A	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Volsch, Dorian C	Keith, John
Address	250 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	12 Hedley 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	51 x 119	51 x 119	50 x 114	50 x 114	50 x 120	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	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1956 / 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 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	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	4	3
Full/Half Baths	2 / 1	2 / 1	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	4 Full 0
1st Sty Area	858	858	909	876	916	848
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 100	0 100	0 0	0 462	0 0	0 0
SFLA	1501	1501	1305	1314	1411	1256
Att/Det Gar Sqft	768	768	440	308	392	364
Prior Land	\$8,500					
Prior Total	\$85,500					
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	4/3/2020	10/8/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$185,000	\$133,000
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$185,900	\$135,700
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$131.75	\$108.04
Total Adj Factors	\$70,100	\$70,100	\$54,300	\$54,100	\$88,600	\$54,800
Adjusted Sale Price		\$180,000	\$158,300	\$148,500	\$167,400	\$151,000
Comparable Estimate	\$161,000 (\$107.26/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-17	112.75-5-28	112.76-4-20	113.77-4-23	113.69-3-11
Owner	Wilde, Barbara A	Kromphardt, Eric J	Karki, Deo N	Wayne, Alexis M	Maldonado, Carlos J
Address	251 Willowlawn Pkwy	293 Shanley St	68 Claude Dr	81 Alaska 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	51 x 114	50 x 100	50 x 117	50 x 117
Building Style	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
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1958 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1121	1230	1012	1176	1156
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 0
SFLA	1121	1230	1012	1176	1156
Att/Det Gar Sqft	484	576	352	440	280
Prior Land	\$8,500				
Prior Total	\$77,100				
Comp Land Estimate	\$12,000	\$12,000	\$11,000	\$12,000	\$12,000
Sale Date		6/17/2020	10/16/2020	5/27/2020	10/30/2019
Sale Price		\$129,900	\$134,900	\$150,000	\$134,500
Time Adj Sale Price		\$130,100	\$134,900	\$150,500	\$137,200
TADJSP/SQFT		\$105.77	\$133.30	\$127.98	\$118.69
Total Adj Factors	\$56,200	\$61,900	\$52,300	\$60,000	\$56,400
Adjusted Sale Price		\$124,400	\$138,800	\$146,700	\$137,000
Comparable Estimate	\$140,000 (\$124.89/SFLA)				\$151,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-15	112.76-1-3	112.76-1-11	112.75-5-16	112.83-6-11
Owner	Szymanski, Andrew T	Schneider, Kyle R	Keith, John	Vink, Kristin D	Quinones-Vega, Gineiz
Address	254 Willowlawn Pkwy	300 Meadowbrook Pkwy	268 Meadowbrook Pkwy	245 Shanley St	225 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 114	52 x 114	51 x 114	51 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	909	848	876	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 0
SFLA	1248	1305	1256	1314	1248
Att/Det Gar Sqft	400	440	364	308	280
Prior Land	\$8,500				
Prior Total	\$78,100				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/21/2020	10/8/2019	10/24/2019	7/23/2018
Sale Price		\$142,500	\$133,000	\$129,900	\$115,000
Time Adj Sale Price		\$142,500	\$135,700	\$132,500	\$125,000
TADJSP/SQFT		\$109.20	\$108.04	\$100.84	\$100.16
Total Adj Factors	\$52,800	\$54,300	\$54,800	\$54,100	\$52,500
Adjusted Sale Price		\$141,000	\$133,700	\$131,200	\$125,300
Comparable Estimate	\$131,000 (\$104.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.84-1-18	112.76-1-11	112.76-1-3	112.76-2-27	112.75-5-16
Owner	Thompson, Steve A Jr	Keith, John	Schneider, Kyle R	Change, Courtney L	Vink, Kristin D
Address	255 Willowlawn Pkwy	268 Meadowbrook Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	245 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	52 x 114	50 x 114	50 x 114	51 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	862	848	909	876	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 475
SFLA	1265	1256	1305	1314	1248
Att/Det Gar Sqft	400	364	440	308	280
Prior Land	\$8,500				
Prior Total	\$78,700				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000
Sale Date		10/8/2019	10/21/2020	10/24/2019	7/23/2018
Sale Price		\$133,000	\$142,500	\$129,900	\$115,000
Time Adj Sale Price		\$135,700	\$142,500	\$132,500	\$125,000
TADJSP/SQFT		\$108.04	\$109.20	\$100.84	\$100.16
Total Adj Factors	\$53,400	\$54,800	\$54,300	\$54,100	\$52,500
Adjusted Sale Price		\$134,300	\$141,600	\$131,800	\$125,900
Comparable Estimate	\$133,000 (\$105.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-14	112.76-1-3	112.76-1-11	112.76-2-27	112.75-5-16
Owner	Gall, Robert J	Schneider, Kyle R	Keith, John	Change, Courtney L	Vink, Kristin D
Address	258 Willowlawn Pkwy	300 Meadowbrook Pkwy	268 Meadowbrook Pkwy	297 Meadowbrook Pkwy	245 Shanley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 114	52 x 114	50 x 114	51 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	909	848	876	832
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 475
SFLA	1248	1305	1256	1314	1248
Att/Det Gar Sqft	320	440	364	308	280
Prior Land	\$8,500				
Prior Total	\$77,400				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/21/2020	10/8/2019	10/24/2019	7/23/2018
Sale Price		\$142,500	\$133,000	\$129,900	\$115,000
Time Adj Sale Price		\$142,500	\$135,700	\$132,500	\$125,000
TADJSP/SQFT		\$109.20	\$108.04	\$100.84	\$100.16
Total Adj Factors	\$52,100	\$54,300	\$54,800	\$54,100	\$52,500
Adjusted Sale Price		\$140,300	\$133,000	\$130,500	\$124,600
Comparable Estimate	\$130,000 (\$104.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-15	112.67-4-25	112.76-4-8	112.75-5-20	112.76-4-20	112.76-5-18
Owner	Tesch, William M	Miranda, Angela M	Marino, Jillian M	Cultrara, Nicholas	Karki, Deo N	Walkowski, Andrew M
Address	259 Willowlawn Pkwy	6 Colton St	114 Claude Dr	261 Shanley St	68 Claude Dr	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	51 x 119	75 x 124	50 x 100	51 x 114	50 x 100	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1956 / 0	1961 / 0	1958 / 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 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	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	958	884	936	1012	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 442	0 468	0 0	0 0
SFLA	948	958	884	936	1012	910
Att/Det Gar Sqft	440	352	308	576	352	440
Prior Land	\$8,500					
Prior Total	\$78,400					
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$12,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	7/25/2019	10/16/2020	11/8/2018
Sale Price		\$148,000	\$140,000	\$131,600	\$134,900	\$115,000
Time Adj Sale Price		\$148,000	\$140,200	\$135,600	\$134,900	\$122,200
TADJSP/SQFT		\$154.49	\$158.60	\$144.87	\$133.30	\$134.29
Total Adj Factors	\$51,300	\$52,600	\$47,700	\$53,000	\$52,300	\$56,200
Adjusted Sale Price		\$146,700	\$143,800	\$133,900	\$133,900	\$117,300
Comparable Estimate	\$135,000 (\$142.41/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-6-13	112.67-4-25	112.75-5-20	112.76-4-8	112.76-4-20	112.76-5-18
Owner	Satola, Lisa M	Miranda, Angela M	Cultrara, Nicholas	Marino, Jillian M	Karki, Deo N	Walkowski, Andrew M
Address	262 Willowlawn Pkwy	6 Colton St	261 Shanley St	114 Claude Dr	68 Claude Dr	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	51 x 119	75 x 124	51 x 114	50 x 100	50 x 100	50 x 125
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	01 Wood
Year Built/Eff Yr Built	1956 / 0	1961 / 0	1957 / 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 110
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 / 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	948	958	936	884	1012	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 330	0 0	0 468	0 442	0 0	0 0
SFLA	948	958	936	884	1012	910
Att/Det Gar Sqft	320	352	576	308	352	440
Prior Land	\$8,500					
Prior Total	\$77,900					
Comp Land Estimate	\$12,000	\$15,000	\$12,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	7/25/2019	6/5/2020	10/16/2020	11/8/2018
Sale Price		\$148,000	\$131,600	\$140,000	\$134,900	\$115,000
Time Adj Sale Price		\$148,000	\$135,600	\$140,200	\$134,900	\$122,200
TADJSP/SQFT		\$154.49	\$144.87	\$158.60	\$133.30	\$134.29
Total Adj Factors	\$52,200	\$52,600	\$53,000	\$47,700	\$52,300	\$56,200
Adjusted Sale Price		\$147,600	\$134,800	\$144,700	\$134,800	\$118,200
Comparable Estimate	\$136,000 (\$143.46/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-16	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-20	112.76-5-18
Owner	Sansone, Theresa A	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas	Walkowski, Andrew M
Address	263 Willowlawn Pkwy	6 Colton St	114 Claude Dr	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	51 x 119	75 x 124	50 x 100	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1961 / 0	1958 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	948	958	884	1012	936	910
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 468	0 0
SFLA	948	958	884	1012	936	910
Att/Det Gar Sqft	280	352	308	352	576	440
Prior Land	\$8,500					
Prior Total	\$73,700					
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019	11/8/2018
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600	\$115,000
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600	\$122,200
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87	\$134.29
Total Adj Factors	\$46,900	\$52,600	\$47,700	\$52,300	\$53,000	\$56,200
Adjusted Sale Price		\$142,300	\$139,400	\$129,500	\$129,500	\$112,900
Comparable Estimate	\$131,000 (\$138.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-12	112.76-4-8	112.75-5-20	112.67-4-25	112.76-4-20
Owner	Barrett, Jeanne M	Marino, Jillian M	Cultrara, Nicholas	Miranda, Angela M	Karki, Deo N
Address	266 Willowlawn Pkwy	114 Claude Dr	261 Shanley St	6 Colton 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 100	51 x 114	75 x 124	50 x 100
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1961 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	888	884	936	958	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 468	0 0	0 0
SFLA	888	884	936	958	1012
Att/Det Gar Sqft	440	308	576	352	352
Prior Land	\$8,500				
Prior Total	\$75,300				
Comp Land Estimate	\$12,000	\$11,000	\$12,000	\$15,000	\$11,000
Sale Date		6/5/2020	7/25/2019	7/23/2020	10/16/2020
Sale Price		\$140,000	\$131,600	\$148,000	\$134,900
Time Adj Sale Price		\$140,200	\$135,600	\$148,000	\$134,900
TADJSP/SQFT		\$158.60	\$144.87	\$154.49	\$133.30
Total Adj Factors	\$47,500	\$47,700	\$53,000	\$52,600	\$52,300
Adjusted Sale Price		\$140,000	\$130,100	\$142,900	\$130,100
Comparable Estimate	\$131,000 (\$147.52/SFLA)				

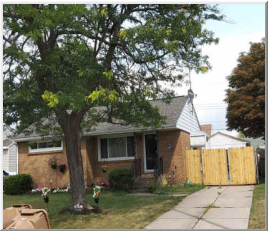
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-17	112.67-4-25	112.76-4-8	112.75-5-20	112.76-4-20
Owner	Daily, Sandra J	Miranda, Angela M	Marino, Jillian M	Cultrara, Nicholas	Karki, Deo N
Address	267 Willowlawn Pkwy	6 Colton St	114 Claude Dr	261 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	51 x 114	50 x 100
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1961 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	2 Fair	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	948	958	884	936	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 442	0 468	0 0
SFLA	948	958	884	936	1012
Att/Det Gar Sqft	280	352	308	576	352
Prior Land	\$8,500				
Prior Total	\$70,800				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$12,000	\$11,000
Sale Date		7/23/2020	6/5/2020	7/25/2019	10/16/2020
Sale Price		\$148,000	\$140,000	\$131,600	\$134,900
Time Adj Sale Price		\$148,000	\$140,200	\$135,600	\$134,900
TADJSP/SQFT		\$154.49	\$158.60	\$144.87	\$133.30
Total Adj Factors	\$40,900	\$52,600	\$47,700	\$53,000	\$52,300
Adjusted Sale Price		\$136,300	\$133,400	\$123,500	\$123,500
Comparable Estimate	\$125,000 (\$131.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-11	112.76-1-3	112.76-2-27	112.83-7-1	112.76-1-11
Owner	Klosko, Thomas R	Schneider, Kyle R	Change, Courtney L	Anzalone, Samuel A	Keith, John
Address	270 Willowlawn Pkwy	300 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 114	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
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	4	4	4	3
Full/Half Baths	1 / 1	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
1st Sty Area	1000	909	876	858	848
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 462	0 100	0 0
SFLA	1400	1305	1314	1501	1256
Att/Det Gar Sqft	484	440	308	768	364
Prior Land	\$8,500				
Prior Total	\$85,200				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		10/21/2020	10/24/2019	9/25/2020	10/8/2019
Sale Price		\$142,500	\$129,900	\$180,000	\$133,000
Time Adj Sale Price		\$142,500	\$132,500	\$180,000	\$135,700
TADJSP/SQFT		\$109.20	\$100.84	\$119.92	\$108.04
Total Adj Factors	\$59,400	\$54,300	\$54,100	\$70,100	\$54,800
Adjusted Sale Price		\$147,600	\$137,800	\$169,300	\$140,300
Comparable Estimate	\$150,000 (\$107.14/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-18	112.83-7-1	112.76-1-3	112.76-2-27	112.76-1-11	113.78-1-12
Owner	Saltino, Molly	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Keith, John	Voltsch, Dorian C
Address	271 Willowlawn Pkwy	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 119	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	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 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	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	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	1012	858	909	876	848	916
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 462	0 0	0 0
SFLA	1518	1501	1305	1314	1256	1411
Att/Det Gar Sqft	308	768	440	308	364	392
Prior Land	\$8,500					
Prior Total	\$85,000					
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	\$60,200	\$70,100	\$54,300	\$54,100	\$54,800	\$88,600
Adjusted Sale Price		\$170,100	\$148,400	\$138,600	\$141,100	\$157,500
Comparable Estimate	\$151,000 (\$99.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-6-10	112.83-7-1	112.76-1-3	112.76-2-27	113.78-1-12	113.70-3-9
Owner	Kozlowski, Joseph	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Volsch, Dorian C	Wisniewski, Nicholas
Address	274 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook Pkwy	12 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	51 x 119	51 x 119	50 x 114	50 x 114	50 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	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1960 / 0	1957 / 0	1956 / 0	1954 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	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	1 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	4	4
Full/Half Baths	1 / 0	2 / 1	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	4 Full 0
1st Sty Area	1024	858	909	876	916	930
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 462	0 0	0 0
SFLA	1792	1501	1305	1314	1411	1627
Att/Det Gar Sqft		768	440	308	392	352
Prior Land	\$8,500					
Prior Total	\$85,200					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	4/3/2020	3/22/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$185,000	\$170,000
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$185,900	\$177,400
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$131.75	\$109.04
Total Adj Factors	\$65,800	\$70,100	\$54,300	\$54,100	\$88,600	\$80,000
Adjusted Sale Price		\$175,700	\$154,000	\$144,200	\$163,100	\$163,200
Comparable Estimate	\$160,000 (\$89.29/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-19	112.67-4-25	112.76-4-8	112.75-5-20	112.76-5-18
Owner	Wojewodzki, Brittany	Miranda, Angela M	Marino, Jillian M	Cultrara, Nicholas	Walkowski, Andrew M
Address	275 Willowlawn Pkwy	6 Colton St	114 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	51 x 114	50 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1961 / 0	1958 / 0	1957 / 0	1957 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	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
1st Sty Area	948	958	884	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 0
SFLA	948	958	884	1012	936
Att/Det Gar Sqft	280	352	308	352	576
Prior Land	\$8,500				
Prior Total	\$72,400				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87
Total Adj Factors	\$50,000	\$52,600	\$47,700	\$52,300	\$53,000
Adjusted Sale Price		\$145,400	\$142,500	\$132,600	\$132,600
Comparable Estimate	\$134,000 (\$141.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-9	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-20
Owner	Smith, Zachary	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas
Address	278 Willowlawn Pkwy	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2
Full/Half Baths	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
1st Sty Area	948	958	884	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 468
SFLA	948	958	884	1012	936
Att/Det Gar Sqft	528	352	308	352	576
Prior Land	\$8,500				
Prior Total	\$74,200				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87
Total Adj Factors	\$51,500	\$52,600	\$47,700	\$52,300	\$53,000
Adjusted Sale Price		\$146,900	\$144,000	\$134,100	\$134,100
Comparable Estimate	\$135,000 (\$142.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-20	112.67-4-25	112.76-4-8	112.75-5-20	112.76-5-18
Owner	Piatkowski, James J	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas
Address	279 Willowlawn Pkwy	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1961 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	958	884	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 442	0 0	0 0
SFLA	948	958	884	1012	936
Att/Det Gar Sqft	280	352	308	352	576
Prior Land	\$8,500				
Prior Total	\$74,200				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87
Total Adj Factors	\$49,000	\$52,600	\$47,700	\$52,300	\$53,000
Adjusted Sale Price		\$144,400	\$141,500	\$131,600	\$115,000
Comparable Estimate	\$133,000 (\$140.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-8	112.83-7-1	112.76-1-3	112.76-2-27	112.76-1-11
Owner	Pilarski, Rosaline	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Keith, John
Address	282 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	51 x 119	50 x 114	50 x 114	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	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
Heat Type/Central Air	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
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	858	909	876	848
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 462	0 0
SFLA	1400	1501	1305	1314	1256
Att/Det Gar Sqft	576	768	440	308	364
Prior Land	\$8,500				
Prior Total	\$81,600				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	10/8/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$133,000
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$135,700
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$108.04
Total Adj Factors	\$59,100	\$70,100	\$54,300	\$54,100	\$54,800
Adjusted Sale Price		\$169,000	\$147,300	\$137,500	\$140,000
Comparable Estimate	\$150,000 (\$107.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-21	112.84-2-1	112.68-1-27	113.61-5-22	113.70-1-25
Owner	Regal, William J	Irwin, Shane	Klein, Brian J	Simons, Patricia E	Hare, Jennifer E
Address	283 Willowlawn Pkwy	50 Rossler Ave	49 Colton St	91 Colby St	67 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	40 x 116	45 x 124	63 x 120	53 x 120
Building Style	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
Year Built/Eff Yr Built	1957 / 0	1949 / 0	1955 / 0	1952 / 0	1951 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	725	720	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 180	0 0	0 0	0 0
SFLA	832	725	1080	990	660
Att/Det Gar Sqft	484		280	260	440
Prior Land	\$8,500				
Prior Total	\$75,500				
Comp Land Estimate	\$12,000	\$10,000	\$11,000	\$14,000	\$12,000
Sale Date		4/28/2020	10/1/2020	2/10/2020	10/21/2020
Sale Price		\$93,000	\$125,000	\$105,000	\$142,500
Time Adj Sale Price		\$93,500	\$125,000	\$105,900	\$142,500
TADJSP/SQFT		\$128.97	\$115.74	\$106.97	\$109.20
Total Adj Factors	\$41,100	\$23,900	\$44,700	\$43,600	\$54,300
Adjusted Sale Price		\$110,700	\$121,400	\$103,400	\$129,300
Comparable Estimate	\$118,000 (\$141.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-7	112.76-1-3	112.76-1-11	112.76-2-27	112.68-1-27
Owner	Stachowiak-Saunders ,	Schneider, Kyle R	Keith, John	Change, Courtney L	Klein, Brian J
Address	286 Willowlawn Pkwy	300 Meadowbrook Pkwy	268 Meadowbrook Pkwy	297 Meadowbrook Pkwy	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 114	52 x 114	50 x 114	45 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	909	848	876	720
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 226	0 0	0 0	0 462	0 0
SFLA	1248	1305	1256	1314	1080
Att/Det Gar Sqft	320	440	364	308	280
Prior Land	\$8,500				
Prior Total	\$77,700				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000
Sale Date		10/21/2020	10/8/2019	10/24/2019	10/1/2020
Sale Price		\$142,500	\$133,000	\$129,900	\$125,000
Time Adj Sale Price		\$142,500	\$135,700	\$132,500	\$125,000
TADJSP/SQFT		\$109.20	\$108.04	\$100.84	\$115.74
Total Adj Factors	\$52,600	\$54,300	\$54,800	\$54,100	\$44,700
Adjusted Sale Price		\$140,800	\$133,500	\$131,000	\$132,900
Comparable Estimate	\$133,000 (\$106.57/SFLA)				\$52,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-22	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-20	112.67-5-1.1
Owner	Urbanski, Benjamin	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas	Miller, Lisa June
Address	287 Willowlawn Pkwy	6 Colton St	114 Claude Dr	68 Claude Dr	261 Shanley 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	51 x 119	75 x 124	50 x 100	50 x 100	51 x 114	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	1959 / 0	1961 / 0	1958 / 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 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	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	958	884	1012	936	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 442	0 0	0 468	0 0
SFLA	948	958	884	1012	936	884
Att/Det Gar Sqft	528	352	308	352	576	304
Prior Land	\$8,500					
Prior Total	\$77,300					
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000	\$21,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019	9/10/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600	\$119,000
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600	\$121,800
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87	\$137.78
Total Adj Factors	\$51,900	\$52,600	\$47,700	\$52,300	\$53,000	\$55,200
Adjusted Sale Price		\$147,300	\$144,400	\$134,500	\$134,500	\$118,500
Comparable Estimate	\$136,000 (\$143.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-6-6	112.75-5-28	113.61-3-23	113.69-3-26	112.76-2-2	113.77-4-23
Owner	Miesowicz, Gerald L	Kromphardt, Eric J	Campbell, Errol T	Branka, Steven	Delo, Stephanie A	Wayne, Alexis M
Address	290 Willowlawn Pkwy	293 Shanley St	195 Medina St	149 Medina 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	51 x 119	51 x 114	60 x 117	65 x 117	50 x 119	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	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1957 / 0	1956 / 0	1948 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1398	1230	1306	1452	1370	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 560	0 0	0 0	0 350	0 0
SFLA	1398	1230	1306	1452	1370	1176
Att/Det Gar Sqft	260	576	294	576	400	440
Prior Land	\$11,000					
Prior Total	\$99,000					
Comp Land Estimate	\$12,000	\$12,000	\$13,000	\$14,000	\$12,000	\$12,000
Sale Date		6/17/2020	6/12/2020	12/2/2019	1/24/2020	5/27/2020
Sale Price		\$129,900	\$131,000	\$124,500	\$105,500	\$150,000
Time Adj Sale Price		\$130,100	\$131,200	\$126,200	\$106,600	\$150,500
TADJSP/SQFT		\$105.77	\$100.46	\$86.91	\$77.81	\$127.98
Total Adj Factors	\$67,300	\$61,900	\$76,900	\$71,800	\$67,900	\$60,000
Adjusted Sale Price		\$135,500	\$121,600	\$121,700	\$106,000	\$157,800
Comparable Estimate	\$129,000 (\$92.27/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-23	112.83-7-1	112.76-1-3	112.76-2-27	112.76-1-11
Owner	Woodley, Surrena A	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Keith, John
Address	291 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 Meadowbrook 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	51 x 119	50 x 114	50 x 114	52 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	4	4	4	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1360	858	909	876	848
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 100	0 0	0 462	0 0
SFLA	1776	1501	1305	1314	1256
Att/Det Gar Sqft	440	768	440	308	364
Prior Land	\$11,000				
Prior Total	\$90,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$13,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	10/8/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$133,000
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$135,700
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$108.04
Total Adj Factors	\$70,100	\$70,100	\$54,300	\$54,100	\$54,800
Adjusted Sale Price		\$180,000	\$158,300	\$148,500	\$151,000
Comparable Estimate	\$155,000 (\$87.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-5	112.84-2-1	112.68-1-27	113.61-5-22	113.70-1-25
Owner	Pellicci, Toby H Jr	Irwin, Shane	Klein, Brian J	Simons, Patricia E	Hare, Jennifer E
Address	294 Willowlawn Pkwy	50 Rossler Ave	49 Colton St	91 Colby St	67 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	40 x 116	45 x 124	63 x 120	53 x 120
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1949 / 0	1955 / 0	1952 / 0	1951 / 0
Condition	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
Heat Type/Central Air	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
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	2	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	725	720	660	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 180	0 0	0 0	0 0
SFLA	832	725	1080	990	660
Att/Det Gar Sqft	400		280	260	440
Prior Land	\$8,500				
Prior Total	\$75,200				
Comp Land Estimate	\$12,000	\$10,000	\$11,000	\$14,000	\$12,000
Sale Date		4/28/2020	10/1/2020	2/10/2020	10/19/2020
Sale Price		\$93,000	\$125,000	\$105,000	\$116,000
Time Adj Sale Price		\$93,500	\$125,000	\$105,900	\$116,000
TADJSP/SQFT		\$128.97	\$115.74	\$106.97	\$175.76
Total Adj Factors	\$40,100	\$23,900	\$44,700	\$43,600	\$30,700
Adjusted Sale Price		\$109,700	\$120,400	\$102,400	\$125,400
Comparable Estimate	\$117,000 (\$140.63/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-24	112.83-7-1	112.76-1-3	113.70-5-16	112.76-2-27	113.78-1-12
Owner	Janowski, Thomas P	Anzalone, Samuel A	Schneider, Kyle R	Baker, Roger	Change, Courtney L	Voltsch, Dorian C
Address	295 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	258 Parker St	297 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 119	51 x 119	50 x 114	50 x 120	50 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	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1957 / 0	1950 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	1.7	1.5	1.7	1.5	1.7
Bedrooms	5	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 1	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	1120	858	909	1035	876	916
2nd Sty Area	432	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 0	0 462	0 0
SFLA	2072	1501	1305	1867	1314	1411
Att/Det Gar Sqft	399	768	440	765	308	392
Prior Land	\$11,000					
Prior Total	\$117,000					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Sale Date		9/25/2020	10/21/2020	6/4/2018	10/24/2019	4/3/2020
Sale Price		\$180,000	\$142,500	\$138,000	\$129,900	\$185,000
Time Adj Sale Price		\$180,000	\$142,500	\$150,900	\$132,500	\$185,900
TADJSP/SQFT		\$119.92	\$109.20	\$80.82	\$100.84	\$131.75
Total Adj Factors	\$101,400	\$70,100	\$54,300	\$75,300	\$54,100	\$88,600
Adjusted Sale Price		\$211,300	\$189,600	\$177,000	\$179,800	\$198,700
Comparable Estimate	\$191,000 (\$92.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.75-6-4	112.67-4-25	112.76-4-20	112.76-4-8	112.75-5-20	113.69-4-1
Owner	Burns, James F	Miranda, Angela M	Karki, Deo N	Marino, Jillian M	Cultrara, Nicholas	Wilson, Amanda
Address	298 Willowlawn Pkwy	6 Colton St	68 Claude Dr	114 Claude Dr	261 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	51 x 119	75 x 124	50 x 100	50 x 100	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	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1958 / 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 100	C Average 100	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	958	1012	884	936	1020
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 442	0 468	0 300
SFLA	1008	958	1012	884	936	1020
Att/Det Gar Sqft	440	352	352	308	576	300
Prior Land	\$8,500					
Prior Total	\$77,300					
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000	\$9,000
Sale Date		7/23/2020	10/16/2020	6/5/2020	7/25/2019	4/11/2020
Sale Price		\$148,000	\$134,900	\$140,000	\$131,600	\$115,000
Time Adj Sale Price		\$148,000	\$134,900	\$140,200	\$135,600	\$115,600
TADJSP/SQFT		\$154.49	\$133.30	\$158.60	\$144.87	\$113.33
Total Adj Factors	\$51,700	\$52,600	\$52,300	\$47,700	\$53,000	\$51,200
Adjusted Sale Price		\$147,100	\$134,300	\$144,200	\$134,300	\$116,100
Comparable Estimate	\$135,000 (\$133.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-25	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-20
Owner	Loga, Jack	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas
Address	299 Willowlawn Pkwy	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	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
1st Sty Area	948	958	884	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 442	0 0	0 468
SFLA	948	958	884	1012	936
Att/Det Gar Sqft	440	352	308	352	576
Prior Land	\$8,500				
Prior Total	\$78,700				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87
Total Adj Factors	\$49,500	\$52,600	\$47,700	\$52,300	\$53,000
Adjusted Sale Price		\$144,900	\$142,000	\$132,100	\$132,100
Comparable Estimate	\$133,000 (\$140.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-3	112.76-4-8	112.67-4-25	112.75-5-20	112.76-4-20
Owner	Kilger, Amy	Marino, Jillian M	Miranda, Angela M	Cultrara, Nicholas	Karki, Deo N
Address	302 Willowlawn Pkwy	114 Claude Dr	6 Colton St	261 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 100	75 x 124	51 x 114	50 x 100
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1957 / 0	1958 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	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
1st Sty Area	898	884	958	936	1012
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 468	0 0
SFLA	898	884	958	936	1012
Att/Det Gar Sqft	308	308	352	576	352
Prior Land	\$8,500				
Prior Total	\$77,400				
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$12,000	\$11,000
Sale Date		6/5/2020	7/23/2020	7/25/2019	10/16/2020
Sale Price		\$140,000	\$148,000	\$131,600	\$134,900
Time Adj Sale Price		\$140,200	\$148,000	\$135,600	\$134,900
TADJSP/SQFT		\$158.60	\$154.49	\$144.87	\$133.30
Total Adj Factors	\$39,500	\$47,700	\$52,600	\$53,000	\$52,300
Adjusted Sale Price		\$132,000	\$134,900	\$122,100	\$122,100
Comparable Estimate	\$123,000 (\$136.97/SFLA)				\$55,200 \$106,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-26	112.76-1-3	112.76-1-11	112.76-2-27	112.68-1-27	112.68-1-30
Owner	Bogdan, Thaddeus	Schneider, Kyle R	Keith, John	Change, Courtney L	Klein, Brian J	Rozwood, Colleen
Address	303 Willowlawn Pkwy	300 Meadowbrook Pkwy	268 Meadowbrook Pkwy	297 Meadowbrook Pkwy	49 Colton St	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	51 x 119	50 x 114	52 x 114	50 x 114	45 x 124	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	909	848	876	720	832
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 462	0 0	0 300
SFLA	1248	1305	1256	1314	1080	1192
Att/Det Gar Sqft	440	440	364	308	280	320
Prior Land	\$8,500					
Prior Total	\$81,900					
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000	\$11,000
Sale Date		10/21/2020	10/8/2019	10/24/2019	10/1/2020	4/15/2019
Sale Price		\$142,500	\$133,000	\$129,900	\$125,000	\$145,000
Time Adj Sale Price		\$142,500	\$135,700	\$132,500	\$125,000	\$150,800
TADJSP/SQFT		\$109.20	\$108.04	\$100.84	\$115.74	\$126.51
Total Adj Factors	\$53,200	\$54,300	\$54,800	\$54,100	\$44,700	\$49,800
Adjusted Sale Price		\$141,400	\$134,100	\$131,600	\$133,500	\$154,200
Comparable Estimate	\$139,000 (\$111.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-2	112.67-4-25	112.76-4-8	112.76-4-20	112.75-5-20
Owner	Malczyk, Richard	Miranda, Angela M	Marino, Jillian M	Karki, Deo N	Cultrara, Nicholas
Address	306 Willowlawn Pkwy	6 Colton St	114 Claude Dr	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	75 x 124	50 x 100	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	958	884	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 220	0 0	0 442	0 0	0 468
SFLA	948	958	884	1012	936
Att/Det Gar Sqft	528	352	308	352	576
Prior Land	\$11,000				
Prior Total	\$78,000				
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$11,000	\$12,000
Sale Date		7/23/2020	6/5/2020	10/16/2020	7/25/2019
Sale Price		\$148,000	\$140,000	\$134,900	\$131,600
Time Adj Sale Price		\$148,000	\$140,200	\$134,900	\$135,600
TADJSP/SQFT		\$154.49	\$158.60	\$133.30	\$144.87
Total Adj Factors	\$55,700	\$52,600	\$47,700	\$52,300	\$53,000
Adjusted Sale Price		\$151,100	\$148,200	\$138,300	\$138,300
Comparable Estimate	\$140,000 (\$147.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.76-1-27	112.76-4-8	112.67-4-25	112.75-5-20	112.67-5-1.1
Owner	Yarrington, John W	Marino, Jillian M	Miranda, Angela M	Karki, Deo N	Cultrara, Nicholas
Address	307 Willowlawn Pkwy	114 Claude Dr	6 Colton St	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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	51 x 119	50 x 100	75 x 124	50 x 100	51 x 114
Building Style	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
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1961 / 0	1958 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	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
1st Sty Area	900	884	958	1012	936
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 442	0 0	0 0	0 468
SFLA	900	884	958	1012	936
Att/Det Gar Sqft	440	308	352	352	576
Prior Land	\$8,500				
Prior Total	\$77,600				
Comp Land Estimate	\$12,000	\$11,000	\$15,000	\$11,000	\$12,000
Sale Date		6/5/2020	7/23/2020	10/16/2020	7/25/2019
Sale Price		\$140,000	\$148,000	\$134,900	\$131,600
Time Adj Sale Price		\$140,200	\$148,000	\$134,900	\$135,600
TADJSP/SQFT		\$158.60	\$154.49	\$133.30	\$144.87
Total Adj Factors	\$48,900	\$47,700	\$52,600	\$52,300	\$53,000
Adjusted Sale Price		\$141,400	\$144,300	\$131,500	\$131,500
Comparable Estimate	\$133,000 (\$147.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	112.75-6-1	112.83-7-1	112.76-1-3	112.76-2-27	113.70-3-9
Owner	Czwojdak, Cynthia Mari	Anzalone, Samuel A	Schneider, Kyle R	Change, Courtney L	Wisniewski, Nicholas
Address	310 Willowlawn Pkwy	250 Willowlawn Pkwy	300 Meadowbrook Pkwy	297 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
Neighborhood	120	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 119	51 x 119	50 x 114	50 x 114	48 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1957 / 0	1956 / 0	1952 / 0
Condition	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 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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	5	4	4	4	4
Full/Half Baths	2 / 0	2 / 1	1 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	858	909	876	930
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 100	0 0	0 462	0 0
SFLA	1813	1501	1305	1314	1627
Att/Det Gar Sqft	440	768	440	308	352
Prior Land	\$11,100				
Prior Total	\$96,000				
Comp Land Estimate	\$12,000	\$12,000	\$12,000	\$12,000	\$11,000
Sale Date		9/25/2020	10/21/2020	10/24/2019	3/22/2019
Sale Price		\$180,000	\$142,500	\$129,900	\$170,000
Time Adj Sale Price		\$180,000	\$142,500	\$132,500	\$177,400
TADJSP/SQFT		\$119.92	\$109.20	\$100.84	\$109.04
Total Adj Factors	\$73,200	\$70,100	\$54,300	\$54,100	\$80,000
Adjusted Sale Price		\$183,100	\$161,400	\$151,600	\$170,500
Comparable Estimate	\$167,000 (\$92.11/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	112.76-1-28	112.67-4-25	112.76-4-20	112.75-5-28	113.77-4-23	112.76-4-8
Owner	Badowski, Anthony C	Miranda, Angela M	Karki, Deo N	Kromphardt, Eric J	Wayne, Alexis M	Marino, Jillian M
Address	311 Willowlawn Pkwy	6 Colton St	68 Claude Dr	293 Shanley St	81 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	51 x 119	75 x 124	50 x 100	51 x 114	50 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	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1958 / 0	1957 / 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 No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1090	958	1012	1230	1176	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 560	0 0	0 442
SFLA	1090	958	1012	1230	1176	884
Att/Det Gar Sqft	440	352	352	576	440	308
Prior Land	\$8,500					
Prior Total	\$80,600					
Comp Land Estimate	\$12,000	\$15,000	\$11,000	\$12,000	\$12,000	\$11,000
Sale Date		7/23/2020	10/16/2020	6/17/2020	5/27/2020	6/5/2020
Sale Price		\$148,000	\$134,900	\$129,900	\$150,000	\$140,000
Time Adj Sale Price		\$148,000	\$134,900	\$130,100	\$150,500	\$140,200
TADJSP/SQFT		\$154.49	\$133.30	\$105.77	\$127.98	\$158.60
Total Adj Factors	\$56,000	\$52,600	\$52,300	\$61,900	\$60,000	\$47,700
Adjusted Sale Price		\$151,400	\$138,600	\$124,200	\$146,500	\$148,500
Comparable Estimate	\$142,000 (\$130.28/SFLA)					