



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-19	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3	113.42-5-42
Owner	Rogers, Mildred	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Slazak, Marc A
Address	42 Fair Oaks Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	60 x 145	54 x 117	52 x 113	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	02 Brick	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C 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 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1320	1112	1114	1232	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	522 0	260 0	280 0	260 0	348 0
SFLA	1632	1634	1374	1512	1374	1545
Att/Det Gar Sqft		528				
Prior Land	\$12,400					
Prior Total	\$137,614					
Comp Land Estimate	\$16,600	\$20,100	\$17,300	\$16,500	\$17,300	\$15,500
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019	1/19/2018
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172	\$159,000
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900	\$178,700
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38	\$115.66
Total Adj Factors	\$95,900	\$97,700	\$86,700	\$85,100	\$79,600	\$84,500
Adjusted Sale Price		\$205,400	\$194,200	\$181,300	\$176,200	\$190,100
Comparable Estimate	\$189,400 (\$116.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-28	113.79-3-1	113.42-4-33	113.12-3-7.1	113.57-2-22
Owner	Fox John C	Binko, Richard S	Kling, John L IV	Aronberg, Ricky	Andrews, Christopher
Address	43 Fair Oaks Ln	117 Cayuga Creek Rd	69 Constance Ln	4 Bink St	49 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 105	91 x 436	50 x 110	100 x 172	60 x 145
Building Style	05 Colonial	05 Colonial	01 Ranch	04 Cape cod	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1996 / 0	1963 / 0	1950 / 0	1960 / 0
Condition	3 Normal	4 Good	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	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.5	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	910	846	1384	1136	1112
2nd Sty Area	702	666	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	522 0
SFLA	1612	1512	1384	1704	1634
Att/Det Gar Sqft	378	483	308	480	528
Prior Land	\$11,900				
Prior Total	\$120,350				
Comp Land Estimate	\$16,100	\$28,500	\$15,700	\$27,000	\$20,100
Sale Date		8/8/2019	4/14/2020	4/29/2020	5/26/2020
Sale Price		\$190,000	\$129,000	\$148,000	\$206,500
Time Adj Sale Price		\$195,100	\$129,600	\$148,700	\$207,200
TADJSP/SQFT		\$129.03	\$93.64	\$87.27	\$126.81
Total Adj Factors	\$81,600	\$112,800	\$82,000	\$94,000	\$97,700
Adjusted Sale Price		\$163,900	\$129,200	\$136,300	\$191,100
Comparable Estimate	\$160,100 (\$99.32/SFLA)				\$86,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-18	113.42-4-33	113.42-6-21	113.34-2-39	113.42-3-13	113.50-2-1
Owner	Aurelio, John	Kling, John L IV	Ossont, Keri L	Grzebinski, Alyssa M	Rieman, Natalie C	Kulpa, Frances A
Address	44 Fairoaks Ln	69 Constance Ln	66 Fairelm Ln	119 Vern Ln	60 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 105	50 x 110	52 x 100	52 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1353	1384	1336	1323	1276	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 672
SFLA	1353	1384	1336	1323	1276	1248
Att/Det Gar Sqft	528	308	308	336	308	308
Prior Land	\$13,700					
Prior Total	\$116,900					
Comp Land Estimate	\$17,800	\$15,700	\$15,400	\$16,300	\$15,700	\$15,700
Sale Date		4/14/2020	4/22/2019	10/18/2019	8/1/2019	12/9/2019
Sale Price		\$129,000	\$154,500	\$156,000	\$145,000	\$125,000
Time Adj Sale Price		\$129,600	\$160,700	\$159,100	\$148,900	\$126,700
TADJSP/SQFT		\$93.64	\$120.28	\$120.26	\$116.69	\$101.52
Total Adj Factors	\$97,000	\$82,000	\$90,000	\$91,800	\$87,000	\$76,000
Adjusted Sale Price		\$144,600	\$167,700	\$164,300	\$158,900	\$147,700
Comparable Estimate	\$156,600 (\$115.74/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-29	113.42-4-33	113.42-6-21	113.34-2-39	113.42-3-13	113.50-2-1
Owner	O'Boyle, Gary	Kling, John L IV	Ossont, Keri L	Grzebinski, Alyssa M	Rieman, Natalie C	Kulpa, Frances A
Address	45 Fair Oaks Ln	69 Constance Ln	66 Fair elm Ln	119 Vern Ln	60 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 105	50 x 110	52 x 100	52 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 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	1372	1384	1336	1323	1276	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 672
SFLA	1372	1384	1336	1323	1276	1248
Att/Det Gar Sqft	390	308	308	336	308	308
Prior Land	\$11,300					
Prior Total	\$116,000					
Comp Land Estimate	\$15,300	\$15,700	\$15,400	\$16,300	\$15,700	\$15,700
Sale Date		4/14/2020	4/22/2019	10/18/2019	8/1/2019	12/9/2019
Sale Price		\$129,000	\$154,500	\$156,000	\$145,000	\$125,000
Time Adj Sale Price		\$129,600	\$160,700	\$159,100	\$148,900	\$126,700
TADJSP/SQFT		\$93.64	\$120.28	\$120.26	\$116.69	\$101.52
Total Adj Factors	\$91,100	\$82,000	\$90,000	\$91,800	\$87,000	\$76,000
Adjusted Sale Price		\$138,700	\$161,800	\$158,400	\$153,000	\$141,800
Comparable Estimate	\$150,700 (\$109.84/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-17	113.12-1-6	113.57-2-22	113.34-2-49	113.12-1-3
Owner	Dettelis, Bartholomew F	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C	Leone, Teresa
Address	46 Fairoaks Ln	184 Vern Ln	49 Raymond Ave	97 Vern Ln	172 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 105	54 x 117	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 356	C Average 100	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 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1232	1114	1112	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	356 0	260 0	522 0	280 0	260 0
SFLA	1588	1374	1634	1512	1374
Att/Det Gar Sqft			528		
Prior Land	\$12,100				
Prior Total	\$130,061				
Comp Land Estimate	\$16,100	\$17,300	\$20,100	\$16,500	\$17,300
Sale Date		7/1/2020	5/26/2020	6/26/2019	7/10/2019
Sale Price		\$185,000	\$206,500	\$165,000	\$155,172
Time Adj Sale Price		\$185,000	\$207,200	\$170,500	\$159,900
TADJSP/SQFT		\$134.64	\$126.81	\$112.76	\$116.38
Total Adj Factors	\$86,800	\$86,700	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$185,100	\$196,300	\$172,200	\$167,100
Comparable Estimate	\$180,300 (\$113.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-30	113.12-1-6	113.57-2-22	113.34-2-49	113.12-1-3
Owner	Lang, David Michael	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C	Leone, Teresa
Address	47 Fairoaks Ln	184 Vern Ln	49 Raymond Ave	97 Vern Ln	172 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 105	54 x 117	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 290	C Average 100	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	1 / N	0 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1298	1114	1112	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	290 412	260 0	522 0	280 0	260 0
SFLA	1588	1374	1634	1512	1374
Att/Det Gar Sqft			528		
Prior Land	\$11,800				
Prior Total	\$132,385				
Comp Land Estimate	\$15,900	\$17,300	\$20,100	\$16,500	\$17,300
					\$15,500
Sale Date		7/1/2020	5/26/2020	6/26/2019	7/10/2019
Sale Price		\$185,000	\$206,500	\$165,000	\$155,172
Time Adj Sale Price		\$185,000	\$207,200	\$170,500	\$159,900
TADJSP/SQFT		\$134.64	\$126.81	\$112.76	\$116.38
					\$115.66
Total Adj Factors	\$89,600	\$86,700	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$187,900	\$199,100	\$175,000	\$169,900
					\$84,500
Comparable Estimate	\$183,100 (\$115.3/SFLA)				\$183,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-16	113.42-4-47	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Avdagic Mesud	Billups, Gregory A	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	48 Fair Oaks Ln	97 Constance Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 105	52 x 110	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1320	1536	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	715 300	522 0	260 0	280 0	260 0
SFLA	1940	2251	1634	1374	1512	1374
Att/Det Gar Sqft			528			
Prior Land	\$12,400					
Prior Total	\$147,408					
Comp Land Estimate	\$16,600	\$16,300	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		5/29/2020	5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$203,000	\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$203,700	\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$90.49	\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$107,700	\$121,600	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$189,800	\$217,200	\$206,000	\$193,100	\$188,000
Comparable Estimate	\$198,800 (\$102.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-31	113.42-4-33	113.42-3-13	113.42-4-46	113.50-2-1	113.42-6-21
Owner	Bertozzi, James	Kling, John L IV	Rieman, Natalie C	Lobosco, Thomas	Kulpa, Frances A	Ossont, Keri L
Address	49 Fairoaks Ln	69 Constance Ln	60 Constance Ln	95 Constance Ln	40 Joanne Ln	66 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 105	50 x 110	50 x 110	50 x 110	50 x 110	52 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1963 / 0	1965 / 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 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	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	1280	1384	1276	1176	1248	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672	0 0
SFLA	1280	1384	1276	1176	1248	1336
Att/Det Gar Sqft	312	308	308	308	308	308
Prior Land	\$12,100					
Prior Total	\$108,100					
Comp Land Estimate	\$16,100	\$15,700	\$15,700	\$15,700	\$15,700	\$15,400
Sale Date		4/14/2020	8/1/2019	1/8/2020	12/9/2019	4/22/2019
Sale Price		\$129,000	\$145,000	\$120,000	\$125,000	\$154,500
Time Adj Sale Price		\$129,600	\$148,900	\$121,200	\$126,700	\$160,700
TADJSP/SQFT		\$93.64	\$116.69	\$103.06	\$101.52	\$120.28
Total Adj Factors	\$88,600	\$82,000	\$87,000	\$79,800	\$76,000	\$90,000
Adjusted Sale Price		\$136,200	\$150,500	\$130,000	\$139,300	\$159,300
Comparable Estimate	\$143,100 (\$111.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-15	113.42-4-27	113.34-3-1	113.42-4-30	113.42-3-26	113.50-3-29
Owner	Ha, Ngan N	Buziak, Kimberly L	Faltisko, Christopher P	Accurso, Robert D	Brusehaber, Scott M	Lamb, Steven
Address	50 Fair Oaks Ln	57 Constance Ln	124 Fair elm Ln	63 Constance Ln	63 Joanne Ln	9 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 105	50 x 110	56 x 85	50 x 110	50 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1966 / 0	1964 / 0	1965 / 0	1957 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	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 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	2
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	1708	1248	1320	1272	1148	1633
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 850	0 0	0 340	0 1272	0 400	0 0
SFLA	1708	1248	1320	1272	1148	1633
Att/Det Gar Sqft	400	308	440	308	330	352
Prior Land	\$13,100					
Prior Total	\$150,000					
Comp Land Estimate	\$17,200	\$15,700	\$15,100	\$15,700	\$15,700	\$18,800
Sale Date		5/18/2020	10/12/2020	11/18/2019	8/18/2020	7/20/2018
Sale Price		\$165,000	\$188,000	\$185,000	\$175,000	\$196,215
Time Adj Sale Price		\$165,600	\$188,000	\$188,100	\$175,000	\$213,300
TADJSP/SQFT		\$132.69	\$142.42	\$147.88	\$152.44	\$130.62
Total Adj Factors	\$131,200	\$97,900	\$104,100	\$104,800	\$92,800	\$137,300
Adjusted Sale Price		\$198,900	\$215,100	\$214,500	\$213,400	\$207,200
Comparable Estimate	\$209,800 (\$122.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-32	113.42-4-46	113.50-6-10	113.33-1-11	113.42-1-43
Owner	Thrun, Virginia	Lobosco, Thomas	Taton, Edward C	Silverman, David	Sherk, Alicia M
Address	51 Fair Oaks Ln	95 Constance Ln	30 Fair Elm Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 105	50 x 110	55 x 110	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 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 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
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	1160	1107	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 712	0 0
SFLA	1176	1176	1160	1107	1193
Att/Det Gar Sqft	336	308	308	280	308
Prior Land	\$11,300				
Prior Total	\$105,000				
Comp Land Estimate	\$15,300	\$15,700	\$17,100	\$17,800	\$17,600
Sale Date		1/8/2020	9/27/2019	7/27/2020	3/25/2020
Sale Price		\$120,000	\$159,900	\$165,000	\$150,000
Time Adj Sale Price		\$121,200	\$163,700	\$165,000	\$151,000
TADJSP/SQFT		\$103.06	\$141.12	\$149.05	\$126.57
Total Adj Factors	\$77,100	\$79,800	\$81,300	\$80,700	\$83,800
Adjusted Sale Price		\$118,500	\$159,500	\$161,400	\$144,300
Comparable Estimate	\$141,700 (\$120.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-14	113.42-4-33	113.34-2-39	113.42-6-21	113.42-3-13
Owner	Junik, Brandon M	Kling, John L IV	Grzebinski, Alyssa M	Ossont, Keri L	Rieman, Natalie C
Address	52 Fair Oaks Ln	69 Constance Ln	119 Vern Ln	66 Fair elm Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	62 x 105	50 x 110	52 x 110	52 x 100	50 x 110
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	1965 / 0	1963 / 0	1963 / 0	1965 / 0	1963 / 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 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
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 / 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	1360	1384	1323	1336	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1360	1384	1323	1336	1276
Att/Det Gar Sqft	300	308	336	308	308
Prior Land	\$13,200				
Prior Total	\$113,900				
Comp Land Estimate	\$17,400	\$15,700	\$16,300	\$15,400	\$15,700
Sale Date		4/14/2020	10/18/2019	4/22/2019	1/8/2020
Sale Price		\$129,000	\$156,000	\$154,500	\$120,000
Time Adj Sale Price		\$129,600	\$159,100	\$160,700	\$121,200
TADJSP/SQFT		\$93.64	\$120.26	\$120.28	\$103.06
Total Adj Factors	\$90,500	\$82,000	\$91,800	\$90,000	\$79,800
Adjusted Sale Price		\$138,100	\$157,800	\$161,200	\$131,900
Comparable Estimate	\$148,300 (\$109.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-33	113.42-4-33	113.34-2-39	113.42-6-21	113.42-3-13
Owner	Rhodes Christine	Kling, John L IV	Grzebinski, Alyssa M	Ossont, Keri L	Rieman, Natalie C
Address	53 Fair Oaks Ln	69 Constance Ln	119 Vern Ln	66 Fair elm Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 105	50 x 110	52 x 110	52 x 100	50 x 110
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	1966 / 0	1963 / 0	1963 / 0	1965 / 0	1963 / 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 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 / 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	1312	1384	1323	1336	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1312	1384	1323	1336	1276
Att/Det Gar Sqft	312	308	336	308	308
Prior Land	\$12,300				
Prior Total	\$112,900				
Comp Land Estimate	\$16,400	\$15,700	\$16,300	\$15,400	\$15,700
Sale Date		4/14/2020	10/18/2019	4/22/2019	1/8/2020
Sale Price		\$129,000	\$156,000	\$154,500	\$120,000
Time Adj Sale Price		\$129,600	\$159,100	\$160,700	\$121,200
TADJSP/SQFT		\$93.64	\$120.26	\$120.28	\$103.06
Total Adj Factors	\$87,800	\$82,000	\$91,800	\$90,000	\$79,800
Adjusted Sale Price		\$135,400	\$155,100	\$158,500	\$129,200
Comparable Estimate	\$145,600 (\$110.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-34	113.12-1-6	113.34-2-49	113.57-2-22	113.12-1-3	113.42-5-42
Owner	Stepanian Franklin V &	Gervasio, Jeremy	Girling, Ariana C	Andrews, Christopher	Leone, Teresa	Slazak, Marc A
Address	55 Fair Oaks Ln	184 Vern Ln	97 Vern Ln	49 Raymond Ave	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 105	54 x 117	52 x 113	60 x 145	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1966 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1264	1114	1232	1112	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	260 0	280 0	522 0	260 0	348 0
SFLA	1576	1374	1512	1634	1374	1545
Att/Det Gar Sqft				528		
Prior Land	\$12,100					
Prior Total	\$131,638					
Comp Land Estimate	\$16,100	\$17,300	\$16,500	\$20,100	\$17,300	\$15,500
Sale Date		7/1/2020	6/26/2019	5/26/2020	7/10/2019	1/19/2018
Sale Price		\$185,000	\$165,000	\$206,500	\$155,172	\$159,000
Time Adj Sale Price		\$185,000	\$170,500	\$207,200	\$159,900	\$178,700
TADJSP/SQFT		\$134.64	\$112.76	\$126.81	\$116.38	\$115.66
Total Adj Factors	\$88,700	\$86,700	\$85,100	\$97,700	\$79,600	\$84,500
Adjusted Sale Price		\$187,000	\$174,100	\$198,200	\$169,000	\$182,900
Comparable Estimate	\$182,200 (\$115.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-13	113.42-4-33	113.50-8-10	113.50-3-10	113.42-5-27	113.34-2-39
Owner	Burgio, Victor J	Kling, John L IV	Wagner, Michael N	Peckenpaugh, Harold III	Chudzik, Dennis H	Grzebinski, Alyssa M
Address	56 Fair Oaks Ln	69 Constance Ln	31 Constance Ln	32 Constance Ln	66 Rosemead Ln	119 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 105	50 x 110	55 x 110	54 x 110	50 x 107	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1965 / 0	1964 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	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	1809	1384	1820	1732	1476	1323
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 400	0 0	0 0
SFLA	1809	1384	1820	1732	1476	1323
Att/Det Gar Sqft	420	308	330	330	322	336
Prior Land	\$14,200					
Prior Total	\$137,900					
Comp Land Estimate	\$18,300	\$15,700	\$17,100	\$16,800	\$15,500	\$16,300
Sale Date		4/14/2020	6/7/2018	6/27/2018	12/14/2018	10/18/2019
Sale Price		\$129,000	\$153,500	\$165,000	\$144,900	\$156,000
Time Adj Sale Price		\$129,600	\$167,800	\$180,400	\$153,100	\$159,100
TADJSP/SQFT		\$93.64	\$92.20	\$104.16	\$103.73	\$120.26
Total Adj Factors	\$120,500	\$82,000	\$119,800	\$115,100	\$98,000	\$91,800
Adjusted Sale Price		\$168,100	\$168,500	\$185,800	\$175,600	\$187,800
Comparable Estimate	\$177,200 (\$97.95/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-35	113.42-4-33	113.42-4-46	113.42-3-13	113.50-2-1
Owner	Szczesniak Laura L	Kling, John L IV	Lobosco, Thomas	Rieman, Natalie C	Kulpa, Frances A
Address	57 Fair Oaks Ln	69 Constance Ln	95 Constance Ln	60 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 105	50 x 110	50 x 110	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1965 / 0	1963 / 0	1963 / 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 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
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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1384	1176	1276	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1280	1384	1176	1276	1323
Att/Det Gar Sqft	299	308	308	308	336
Prior Land	\$12,300				
Prior Total	\$108,900				
Comp Land Estimate	\$16,400	\$15,700	\$15,700	\$15,700	\$16,300
Sale Date		4/14/2020	1/8/2020	8/1/2019	10/18/2019
Sale Price		\$129,000	\$120,000	\$145,000	\$156,000
Time Adj Sale Price		\$129,600	\$121,200	\$148,900	\$159,100
TADJSP/SQFT		\$93.64	\$103.06	\$116.69	\$120.26
Total Adj Factors	\$85,200	\$82,000	\$79,800	\$87,000	\$91,800
Adjusted Sale Price		\$132,800	\$126,600	\$147,100	\$152,500
Comparable Estimate	\$139,000 (\$108.59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-12	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Wise, Kevin J	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	58 Fair Oaks Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	56 x 105	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 100	C Average 100	C 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 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1312	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	522 0	260 0	280 0	260 0
SFLA	1648	1634	1374	1512	1374
Att/Det Gar Sqft		528			
Prior Land	\$12,600				
Prior Total	\$134,626				
Comp Land Estimate	\$16,800	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$92,300	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$201,800	\$190,600	\$177,700	\$172,600
Comparable Estimate	\$185,800 (\$112.74/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-36	113.42-4-47	113.12-1-6	113.57-2-22	113.34-2-49	113.12-1-3
Owner	Grabowski, Jerome A	Billups, Gregory A	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C	Leone, Teresa
Address	59 Fair Oaks Ln	97 Constance Ln	184 Vern Ln	49 Raymond Ave	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 105	52 x 110	54 x 117	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 656	C Average 105	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 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 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1254	1536	1114	1112	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	656 0	715 300	260 0	522 0	280 0	260 0
SFLA	1910	2251	1374	1634	1512	1374
Att/Det Gar Sqft				528		
Prior Land	\$12,300					
Prior Total	\$140,000					
Comp Land Estimate	\$16,400	\$16,300	\$17,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	7/1/2020	5/26/2020	6/26/2019	7/10/2019
Sale Price		\$203,000	\$185,000	\$206,500	\$165,000	\$155,172
Time Adj Sale Price		\$203,700	\$185,000	\$207,200	\$170,500	\$159,900
TADJSP/SQFT		\$90.49	\$134.64	\$126.81	\$112.76	\$116.38
Total Adj Factors	\$100,800	\$121,600	\$86,700	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$182,900	\$199,100	\$210,300	\$186,200	\$181,100
Comparable Estimate	\$191,900 (\$100.47/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-11	113.42-5-11	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Garalapo, Lauren D	Garalapo, Lauren D	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	60 Fair Oaks Ln	60 Fair Oaks Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	52 x 105	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1320	1320	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	312 0	522 0	260 0	280 0	260 0
SFLA	1632	1632	1634	1374	1512	1374
Att/Det Gar Sqft	400		528			
Prior Land	\$11,800					
Prior Total	\$137,000					
Comp Land Estimate	\$15,900	\$15,900	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		8/24/2018	5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$190,000	\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$205,400	\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$125.86	\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$130,300	\$125,100	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$210,600	\$239,800	\$228,600	\$215,700	\$210,600
Comparable Estimate	\$221,100 (\$135.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-37	113.42-4-47	113.12-1-6	113.57-2-22	113.34-2-49	113.12-1-3
Owner	Wayne, William R	Billups, Gregory A	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C	Leone, Teresa
Address	61 Fair Oaks Ln	97 Constance Ln	184 Vern Ln	49 Raymond Ave	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 105	52 x 110	54 x 117	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 580	C Average 105	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1260	1536	1114	1112	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	580 0	715 300	260 0	522 0	280 0	260 0
SFLA	1840	2251	1374	1634	1512	1374
Att/Det Gar Sqft				528		
Prior Land	\$11,800					
Prior Total	\$141,017					
Comp Land Estimate	\$15,900	\$16,300	\$17,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	7/1/2020	5/26/2020	6/26/2019	7/10/2019
Sale Price		\$203,000	\$185,000	\$206,500	\$165,000	\$155,172
Time Adj Sale Price		\$203,700	\$185,000	\$207,200	\$170,500	\$159,900
TADJSP/SQFT		\$90.49	\$134.64	\$126.81	\$112.76	\$116.38
Total Adj Factors	\$100,000	\$121,600	\$86,700	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$182,100	\$198,300	\$209,500	\$185,400	\$180,300
Comparable Estimate	\$191,100 (\$103.86/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-10	113.42-4-33	113.42-4-46	113.34-2-39	113.42-3-13	113.50-2-1
Owner	Noworyta, James T	Kling, John L IV	Lobosco, Thomas	Grzebinski, Alyssa M	Rieman, Natalie C	Kulpa, Frances A
Address	62 Fair Oaks Ln	69 Constance Ln	95 Constance Ln	119 Vern Ln	60 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 104	50 x 110	50 x 110	52 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1384	1176	1323	1276	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 672
SFLA	1280	1384	1176	1323	1276	1248
Att/Det Gar Sqft	440	308	308	336	308	308
Prior Land	\$13,200					
Prior Total	\$111,900					
Comp Land Estimate	\$17,400	\$15,700	\$15,700	\$16,300	\$15,700	\$15,700
Sale Date		4/14/2020	1/8/2020	10/18/2019	8/1/2019	12/9/2019
Sale Price		\$129,000	\$120,000	\$156,000	\$145,000	\$125,000
Time Adj Sale Price		\$129,600	\$121,200	\$159,100	\$148,900	\$126,700
TADJSP/SQFT		\$93.64	\$103.06	\$120.26	\$116.69	\$101.52
Total Adj Factors	\$88,900	\$82,000	\$79,800	\$91,800	\$87,000	\$76,000
Adjusted Sale Price		\$136,500	\$130,300	\$156,200	\$150,800	\$139,600
Comparable Estimate	\$142,700 (\$111.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-38	113.42-4-33	113.34-2-39	113.42-4-46	113.42-6-21
Owner	Cohan, Patrick	Kling, John L IV	Grzebinski, Alyssa M	Lobosco, Thomas	Ossont, Keri L
Address	63 Fair Oaks Ln	69 Constance Ln	119 Vern Ln	95 Constance Ln	66 Fair Elm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 105	50 x 110	52 x 110	50 x 110	52 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1963 / 0	1965 / 0	1965 / 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 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 / 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	1312	1384	1323	1176	1336
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1312	0 0	0 0	0 0	0 0
SFLA	1312	1384	1323	1176	1336
Att/Det Gar Sqft	312	308	336	308	308
Prior Land	\$12,300				
Prior Total	\$115,000				
Comp Land Estimate	\$16,400	\$15,700	\$16,300	\$15,700	\$15,400
Sale Date		4/14/2020	10/18/2019	1/8/2020	4/22/2019
Sale Price		\$129,000	\$156,000	\$120,000	\$154,500
Time Adj Sale Price		\$129,600	\$159,100	\$121,200	\$160,700
TADJSP/SQFT		\$93.64	\$120.26	\$103.06	\$120.28
Total Adj Factors	\$90,300	\$82,000	\$91,800	\$79,800	\$90,000
Adjusted Sale Price		\$137,900	\$157,600	\$131,700	\$161,000
Comparable Estimate	\$148,100 (\$112.88/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-9	113.12-1-6	113.34-2-49	113.12-1-3	113.57-2-22	113.42-5-42
Owner	Osadciw, Stefania	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Andrews, Christopher	Slazak, Marc A
Address	64 Fair Oaks Ln	184 Vern Ln	97 Vern Ln	172 Vern Ln	49 Raymond Ave	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 104	54 x 117	52 x 113	54 x 117	60 x 145	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1963 / 0	1966 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 252	C Average 100	C Average 100	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	1 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1254	1114	1232	1114	1112	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	252 0	260 0	280 0	260 0	522 0	348 0
SFLA	1506	1374	1512	1374	1634	1545
Att/Det Gar Sqft					528	
Prior Land	\$11,600					
Prior Total	\$129,812					
Comp Land Estimate	\$15,800	\$17,300	\$16,500	\$17,300	\$20,100	\$15,500
Sale Date		7/1/2020	6/26/2019	7/10/2019	5/26/2020	1/19/2018
Sale Price		\$185,000	\$165,000	\$155,172	\$206,500	\$159,000
Time Adj Sale Price		\$185,000	\$170,500	\$159,900	\$207,200	\$178,700
TADJSP/SQFT		\$134.64	\$112.76	\$116.38	\$126.81	\$115.66
Total Adj Factors	\$86,500	\$86,700	\$85,100	\$79,600	\$97,700	\$84,500
Adjusted Sale Price		\$184,800	\$171,900	\$166,800	\$196,000	\$180,700
Comparable Estimate	\$180,000 (\$119.52/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-8	113.42-4-46	113.50-2-1	113.42-1-43	113.42-4-33	113.34-2-39
Owner	Nikisch, Anna	Lobosco, Thomas	Kulpa, Frances A	Sherk, Alicia M	Kling, John L IV	Grzebinski, Alyssa M
Address	66 Fair Oaks Ln	95 Constance Ln	40 Joanne Ln	82 Vern Ln	69 Constance Ln	119 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 104	50 x 110	50 x 110	58 x 112	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1961 / 0	1957 / 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 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	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	1243	1176	1248	1193	1384	1323
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0	0 0
SFLA	1243	1176	1248	1193	1384	1323
Att/Det Gar Sqft	308	308	308	308	308	336
Prior Land	\$11,600					
Prior Total	\$106,000					
Comp Land Estimate	\$15,800	\$15,700	\$15,700	\$17,600	\$15,700	\$16,300
Sale Date		1/8/2020	12/9/2019	3/25/2020	4/14/2020	10/18/2019
Sale Price		\$120,000	\$125,000	\$150,000	\$129,000	\$156,000
Time Adj Sale Price		\$121,200	\$126,700	\$151,000	\$129,600	\$159,100
TADJSP/SQFT		\$103.06	\$101.52	\$126.57	\$93.64	\$120.26
Total Adj Factors	\$80,400	\$79,800	\$76,000	\$83,800	\$82,000	\$91,800
Adjusted Sale Price		\$121,800	\$131,100	\$147,600	\$128,000	\$147,700
Comparable Estimate	\$135,200 (\$108.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-39	113.42-4-47	113.12-1-6	113.57-2-22	113.34-2-49
Owner	Wambsganss, Todd A	Billups, Gregory A	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C
Address	67 Fair Oaks Ln	97 Constance Ln	184 Vern Ln	49 Raymond Ave	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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 105	52 x 110	54 x 117	60 x 145	52 x 113
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 516	C Average 105	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	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 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	1303	1536	1114	1112	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	516 0	715 300	260 0	522 0	280 0
SFLA	1819	2251	1374	1634	1512
Att/Det Gar Sqft				528	
Prior Land	\$11,800				
Prior Total	\$141,598				
Comp Land Estimate	\$15,900	\$16,300	\$17,300	\$20,100	\$16,500
Sale Date		5/29/2020	7/1/2020	5/26/2020	6/26/2019
Sale Price		\$203,000	\$185,000	\$206,500	\$165,000
Time Adj Sale Price		\$203,700	\$185,000	\$207,200	\$170,500
TADJSP/SQFT		\$90.49	\$134.64	\$126.81	\$112.76
Total Adj Factors	\$100,700	\$121,600	\$86,700	\$97,700	\$85,100
Adjusted Sale Price		\$182,800	\$199,000	\$210,200	\$186,100
Comparable Estimate	\$191,800 (\$105.44/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-7	113.42-4-47	113.12-1-6	113.57-2-22	113.34-2-49	113.12-1-3
Owner	Spulecki Ronald J &	Billups, Gregory A	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C	Leone, Teresa
Address	68 Fair Oaks Ln	97 Constance Ln	184 Vern Ln	49 Raymond Ave	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 104	52 x 110	54 x 117	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 872	C Average 105	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 1	4 Full 2	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1272	1536	1114	1112	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	872 0	715 300	260 0	522 0	280 0	260 0
SFLA	2144	2251	1374	1634	1512	1374
Att/Det Gar Sqft				528		
Prior Land	\$11,800					
Prior Total	\$148,000					
Comp Land Estimate	\$16,000	\$16,300	\$17,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	7/1/2020	5/26/2020	6/26/2019	7/10/2019
Sale Price		\$203,000	\$185,000	\$206,500	\$165,000	\$155,172
Time Adj Sale Price		\$203,700	\$185,000	\$207,200	\$170,500	\$159,900
TADJSP/SQFT		\$90.49	\$134.64	\$126.81	\$112.76	\$116.38
Total Adj Factors	\$118,000	\$121,600	\$86,700	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$200,100	\$216,300	\$227,500	\$203,400	\$198,300
Comparable Estimate	\$209,100 (\$97.53/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-6-40	113.42-4-33	113.42-4-46	113.34-2-39	113.42-3-13
Owner	Alaimo-Diloro Ross P &	Kling, John L IV	Lobosco, Thomas	Grzebinski, Alyssa M	Rieman, Natalie C
Address	69 Fair Oaks Ln	69 Constance Ln	95 Constance Ln	119 Vern Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 105	50 x 110	50 x 110	52 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1965 / 0	1963 / 0	1961 / 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 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 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	1280	1384	1176	1323	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 672
SFLA	1280	1384	1176	1323	1276
Att/Det Gar Sqft	312	308	308	336	308
Prior Land	\$12,100				
Prior Total	\$106,000				
Comp Land Estimate	\$16,100	\$15,700	\$15,700	\$16,300	\$15,700
Sale Date		4/14/2020	1/8/2020	10/18/2019	8/1/2019
Sale Price		\$129,000	\$120,000	\$156,000	\$145,000
Time Adj Sale Price		\$129,600	\$121,200	\$159,100	\$148,900
TADJSP/SQFT		\$93.64	\$103.06	\$120.26	\$116.69
Total Adj Factors	\$85,800	\$82,000	\$79,800	\$91,800	\$87,000
Adjusted Sale Price		\$133,400	\$127,200	\$153,100	\$147,700
Comparable Estimate	\$139,600 (\$109.06/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-6	113.79-3-1	113.12-1-6	113.42-4-33	113.12-3-7.1	113.57-2-22
Owner	Dettelis, Elizabeth	Binko, Richard S	Gervasio, Jeremy	Kling, John L IV	Aronberg, Ricky	Andrews, Christopher
Address	70 Fair Oaks Ln	117 Cayuga Creek Rd	184 Vern Ln	69 Constance Ln	4 Bink St	49 Raymond 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	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 104	91 x 436	54 x 117	50 x 110	100 x 172	60 x 145
Building Style	05 Colonial	05 Colonial	03 Split level	01 Ranch	04 Cape cod	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1996 / 0	1960 / 0	1963 / 0	1950 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.5	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	914	846	1114	1384	1136	1112
2nd Sty Area	702	666	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	260 0	0 0	0 0	522 0
SFLA	1616	1512	1374	1384	1704	1634
Att/Det Gar Sqft	306	483		308	480	528
Prior Land	\$11,600					
Prior Total	\$126,077					
Comp Land Estimate	\$15,800	\$28,500	\$17,300	\$15,700	\$27,000	\$20,100
Sale Date		8/8/2019	7/1/2020	4/14/2020	4/29/2020	5/26/2020
Sale Price		\$190,000	\$185,000	\$129,000	\$148,000	\$206,500
Time Adj Sale Price		\$195,100	\$185,000	\$129,600	\$148,700	\$207,200
TADJSP/SQFT		\$129.03	\$134.64	\$93.64	\$87.27	\$126.81
Total Adj Factors	\$81,000	\$112,800	\$86,700	\$82,000	\$94,000	\$97,700
Adjusted Sale Price		\$163,300	\$179,300	\$128,600	\$135,700	\$190,500
Comparable Estimate	\$159,500 (\$98.7/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-41	113.42-4-33	113.34-2-39	113.42-4-46	113.42-6-21	113.42-3-13
Owner	Siraguse, Marie A	Kling, John L IV	Grzebinski, Alyssa M	Lobosco, Thomas	Ossont, Keri L	Rieman, Natalie C
Address	71 Fair Oaks Ln	69 Constance Ln	119 Vern Ln	95 Constance Ln	66 Fair elm Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 105	50 x 110	52 x 110	50 x 110	52 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	3 / 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	1386	1384	1323	1176	1336	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1386	1384	1323	1176	1336	1276
Att/Det Gar Sqft	460	308	336	308	308	308
Prior Land	\$13,400					
Prior Total	\$125,000					
Comp Land Estimate	\$17,500	\$15,700	\$16,300	\$15,700	\$15,400	\$15,700
Sale Date		4/14/2020	10/18/2019	1/8/2020	4/22/2019	8/1/2019
Sale Price		\$129,000	\$156,000	\$120,000	\$154,500	\$145,000
Time Adj Sale Price		\$129,600	\$159,100	\$121,200	\$160,700	\$148,900
TADJSP/SQFT		\$93.64	\$120.26	\$103.06	\$120.28	\$116.69
Total Adj Factors	\$101,300	\$82,000	\$91,800	\$79,800	\$90,000	\$87,000
Adjusted Sale Price		\$148,900	\$168,600	\$142,700	\$172,000	\$163,200
Comparable Estimate	\$159,100 (\$114.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-5	113.34-2-40	113.12-3-7.1	113.49-1-17	113.16-4-7
Owner	Parks, Dale	Rosario, Norma I	Aronberg, Ricky	Khounthy, Sanaxay	Clamp, Russell
Address	72 Fair Oaks Ln	117 Vern Ln	4 Bink St	143 Ludwig Ave	18 Sunset Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 104	55 x 110	100 x 172	90 x 146	60 x 123
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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1950 / 0	1959 / 0	1948 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	2.0
Bedrooms	3	4	4	4	5
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1467	1524	1136	1004	1126
2nd Sty Area	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 600
SFLA	2160	2343	1704	1757	2236
Att/Det Gar Sqft	286		480	400	357
Prior Land	\$12,400				
Prior Total	\$134,460				
Comp Land Estimate	\$16,600	\$17,100	\$27,000	\$24,200	\$18,600
Sale Date		4/28/2020	4/29/2020	6/18/2019	10/25/2019
Sale Price		\$195,000	\$148,000	\$155,000	\$201,000
Time Adj Sale Price		\$196,000	\$148,700	\$160,200	\$205,000
TADJSP/SQFT		\$83.65	\$87.27	\$91.18	\$91.68
Total Adj Factors	\$101,700	\$130,100	\$94,000	\$95,700	\$135,900
Adjusted Sale Price		\$167,600	\$156,400	\$166,200	\$170,800
Comparable Estimate	\$165,900 (\$76.81/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-42	113.12-1-35	113.08-3-8	113.08-1-13	113.50-5-5	113.34-1-42
Owner	Lis, Henry J	Bulera, Joshua	Donius, Michael P	Singh, Sujjan	Al Mamun, Abdullah	Heinold, Taylor M
Address	73 Fair Oaks Ln	36 Marie Ave	25 Wells Ave	22 Wells Ave	14 Fair Oaks Ln	119 Fair elm 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 105	50 x 114	50 x 120	55 x 120	50 x 105	75 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1966 / 0	1966 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0	2.0
Bedrooms	5	5	4	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1394	936	1128	936	1218	1216
2nd Sty Area	0	0	0	0	1218	1050
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 300	0 750	0 0
SFLA	2465	1638	1783	1638	2436	2266
Att/Det Gar Sqft	462		440	440	400	273
Prior Land	\$13,200					
Prior Total	\$134,000					
Comp Land Estimate	\$17,400	\$16,000	\$16,400	\$17,800	\$15,300	\$18,600
Sale Date		11/21/2019	12/7/2018	2/11/2019	9/29/2020	6/3/2020
Sale Price		\$146,500	\$145,000	\$144,000	\$216,000	\$185,000
Time Adj Sale Price		\$149,000	\$153,200	\$150,800	\$216,000	\$185,300
TADJSP/SQFT		\$90.96	\$85.92	\$92.06	\$88.67	\$81.77
Total Adj Factors	\$107,200	\$72,500	\$84,800	\$82,800	\$102,200	\$93,200
Adjusted Sale Price		\$183,700	\$175,600	\$175,200	\$221,000	\$199,300
Comparable Estimate	\$191,000 (\$77.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-4	113.42-4-33	113.50-8-10	113.50-3-10	113.34-2-39	113.42-5-27
Owner	Portman Joan	Kling, John L IV	Wagner, Michael N	Peckenpaugh, Harold III	Grzebinski, Alyssa M	Chudzik, Dennis H
Address	74 Fair Oaks Ln	69 Constance Ln	31 Constance Ln	32 Constance Ln	119 Vern Ln	66 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 104	50 x 110	55 x 110	54 x 110	52 x 110	50 x 107
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	04 Composition
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1965 / 0	1964 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1910	1384	1820	1732	1323	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 400	0 0	0 0
SFLA	1910	1384	1820	1732	1323	1476
Att/Det Gar Sqft	480	308	330	330	336	322
Prior Land	\$12,700					
Prior Total	\$145,000					
Comp Land Estimate	\$16,900	\$15,700	\$17,100	\$16,800	\$16,300	\$15,500
Sale Date		4/14/2020	6/7/2018	6/27/2018	10/18/2019	12/14/2018
Sale Price		\$129,000	\$153,500	\$165,000	\$156,000	\$144,900
Time Adj Sale Price		\$129,600	\$167,800	\$180,400	\$159,100	\$153,100
TADJSP/SQFT		\$93.64	\$92.20	\$104.16	\$120.26	\$103.73
Total Adj Factors	\$124,000	\$82,000	\$119,800	\$115,100	\$91,800	\$98,000
Adjusted Sale Price		\$171,600	\$172,000	\$189,300	\$191,300	\$179,100
Comparable Estimate	\$180,700 (\$94.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-43	113.12-1-6	113.12-1-3	113.34-2-49	113.57-2-22	113.42-5-42
Owner	Chojnacki, Angeline	Gervasio, Jeremy	Leone, Teresa	Girling, Ariana C	Andrews, Christopher	Slazak, Marc A
Address	75 Fair Oaks Ln	184 Vern Ln	172 Vern Ln	97 Vern Ln	49 Raymond Ave	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 105	54 x 117	54 x 117	52 x 113	60 x 145	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1966 / 0	1963 / 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	3 Hot wtr/stm 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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1176	1114	1114	1232	1112	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	260 0	260 0	280 0	522 0	348 0
SFLA	1176	1374	1374	1512	1634	1545
Att/Det Gar Sqft					528	
Prior Land	\$12,100					
Prior Total	\$117,362					
Comp Land Estimate	\$16,100	\$17,300	\$17,300	\$16,500	\$20,100	\$15,500
Sale Date		7/1/2020	7/10/2019	6/26/2019	5/26/2020	1/19/2018
Sale Price		\$185,000	\$155,172	\$165,000	\$206,500	\$159,000
Time Adj Sale Price		\$185,000	\$159,900	\$170,500	\$207,200	\$178,700
TADJSP/SQFT		\$134.64	\$116.38	\$112.76	\$126.81	\$115.66
Total Adj Factors	\$71,500	\$86,700	\$79,600	\$85,100	\$97,700	\$84,500
Adjusted Sale Price		\$169,800	\$151,800	\$156,900	\$181,000	\$165,700
Comparable Estimate	\$165,000 (\$140.31/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-6-44	113.12-1-6	113.34-2-49	113.12-1-3	113.57-2-22	113.42-5-42
Owner	Haefner, Joshua J	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Andrews, Christopher	Slazak, Marc A
Address	77 Fair Oaks Ln	184 Vern Ln	97 Vern Ln	172 Vern Ln	49 Raymond Ave	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 105	54 x 117	52 x 113	54 x 117	60 x 145	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1963 / 0	1966 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 315	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1262	1114	1232	1114	1112	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	315 631	260 0	280 0	260 0	522 0	348 0
SFLA	1577	1374	1512	1374	1634	1545
Att/Det Gar Sqft	440				528	
Prior Land	\$12,600					
Prior Total	\$135,000					
Comp Land Estimate	\$16,800	\$17,300	\$16,500	\$17,300	\$20,100	\$15,500
Sale Date		7/1/2020	6/26/2019	7/10/2019	5/26/2020	1/19/2018
Sale Price		\$185,000	\$165,000	\$155,172	\$206,500	\$159,000
Time Adj Sale Price		\$185,000	\$170,500	\$159,900	\$207,200	\$178,700
TADJSP/SQFT		\$134.64	\$112.76	\$116.38	\$126.81	\$115.66
Total Adj Factors	\$98,000	\$86,700	\$85,100	\$79,600	\$97,700	\$84,500
Adjusted Sale Price		\$196,300	\$183,400	\$178,300	\$207,500	\$192,200
Comparable Estimate	\$191,500 (\$121.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-3-15	113.42-4-33	113.34-2-39	113.42-5-27	113.34-3-5	113.42-4-46
Owner	Propis, Emil J	Kling, John L IV	Grzebinski, Alyssa M	Chudzik, Dennis H	Jankowski, Nichloas A	Lobosco, Thomas
Address	79 Fair Oaks Ln	69 Constance Ln	119 Vern Ln	66 Rosemead Ln	116 Fairelm Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 100	50 x 110	52 x 110	50 x 107	52 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1963 / 0	1965 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	1666	1384	1323	1476	1336	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500	0 0
SFLA	1666	1384	1323	1476	1336	1176
Att/Det Gar Sqft	420	308	336	322	308	308
Prior Land	\$12,100					
Prior Total	\$125,000					
Comp Land Estimate	\$16,200	\$15,700	\$16,300	\$15,500	\$15,400	\$15,700
Sale Date		4/14/2020	10/18/2019	12/14/2018	12/21/2018	1/8/2020
Sale Price		\$129,000	\$156,000	\$144,900	\$156,500	\$120,000
Time Adj Sale Price		\$129,600	\$159,100	\$153,100	\$165,300	\$121,200
TADJSP/SQFT		\$93.64	\$120.26	\$103.73	\$123.73	\$103.06
Total Adj Factors	\$107,300	\$82,000	\$91,800	\$98,000	\$91,200	\$79,800
Adjusted Sale Price		\$154,900	\$174,600	\$162,400	\$181,400	\$148,700
Comparable Estimate	\$164,400 (\$98.68/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-28	113.42-4-46	113.34-2-7	113.33-1-11	113.42-1-43
Owner	Bargnesi, Carol A	Lobosco, Thomas	Havernick, Kelly I	Silverman, David	Sherk, Alicia M
Address	80 Fair Oaks Ln	95 Constance Ln	16 Sandy Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 110	50 x 110	58 x 150	50 x 141	58 x 112
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	1966 / 0	1965 / 0	1964 / 0	1967 / 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 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	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	1216	1176	1218	1107	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	1216	1176	1218	1107	1193
Att/Det Gar Sqft	420	308	484	280	308
Prior Land	\$12,300				
Prior Total	\$110,000				
Comp Land Estimate	\$16,600	\$15,700	\$20,200	\$17,800	\$17,600
Sale Date		1/8/2020	8/6/2019	7/27/2020	3/25/2020
Sale Price		\$120,000	\$151,250	\$165,000	\$150,000
Time Adj Sale Price		\$121,200	\$155,300	\$165,000	\$151,000
TADJSP/SQFT		\$103.06	\$127.50	\$149.05	\$126.57
Total Adj Factors	\$85,000	\$79,800	\$93,000	\$80,700	\$83,800
Adjusted Sale Price		\$126,400	\$147,300	\$169,300	\$152,200
Comparable Estimate	\$149,500 (\$122.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-3-16	113.42-4-47	113.12-1-6	113.57-2-22	113.34-2-49
Owner	Sharpe, Susanne M	Billups, Gregory A	Gervasio, Jeremy	Andrews, Christopher	Girling, Ariana C
Address	81 Fairoaks Ln	97 Constance Ln	184 Vern Ln	49 Raymond Ave	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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 100	52 x 110	54 x 117	60 x 145	52 x 113
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 707	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	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 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 2	4 Full 0	4 Full 1
1st Sty Area	1698	1536	1114	1112	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	707 300	715 300	260 0	522 0	280 0
SFLA	2405	2251	1374	1634	1512
Att/Det Gar Sqft				528	
Prior Land	\$12,600				
Prior Total	\$165,000				
Comp Land Estimate	\$16,700	\$16,300	\$17,300	\$20,100	\$16,500
Sale Date		5/29/2020	7/1/2020	5/26/2020	6/26/2019
Sale Price		\$203,000	\$185,000	\$206,500	\$165,000
Time Adj Sale Price		\$203,700	\$185,000	\$207,200	\$170,500
TADJSP/SQFT		\$90.49	\$134.64	\$126.81	\$112.76
Total Adj Factors	\$138,000	\$121,600	\$86,700	\$97,700	\$85,100
Adjusted Sale Price		\$220,100	\$236,300	\$247,500	\$223,400
Comparable Estimate	\$229,100 (\$95.26/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-27	113.34-2-39	113.42-4-33	113.42-4-46	113.34-3-5	113.34-2-7
Owner	Dynowski, Patricia	Grzebinski, Alyssa M	Kling, John L IV	Lobosco, Thomas	Jankowski, Nichloas A	Havernick, Kelly I
Address	82 Fairoaks Ln	119 Vern Ln	69 Constance Ln	95 Constance Ln	116 Fairelm Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 110	52 x 110	50 x 110	50 x 110	52 x 100	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1963 / 0	1965 / 0	1967 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1315	1323	1384	1176	1336	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500	0 0
SFLA	1315	1323	1384	1176	1336	1218
Att/Det Gar Sqft	480	336	308	308	308	484
Prior Land	\$13,500					
Prior Total	\$111,000					
Comp Land Estimate	\$17,900	\$16,300	\$15,700	\$15,700	\$15,400	\$20,200
Sale Date		10/18/2019	4/14/2020	1/8/2020	12/21/2018	8/6/2019
Sale Price		\$156,000	\$129,000	\$120,000	\$156,500	\$151,250
Time Adj Sale Price		\$159,100	\$129,600	\$121,200	\$165,300	\$155,300
TADJSP/SQFT		\$120.26	\$93.64	\$103.06	\$123.73	\$127.50
Total Adj Factors	\$91,700	\$91,800	\$82,000	\$79,800	\$91,200	\$93,000
Adjusted Sale Price		\$159,000	\$139,300	\$133,100	\$165,800	\$154,000
Comparable Estimate	\$150,200 (\$114.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-3-17	113.42-4-33	113.34-2-39	113.34-3-5	113.42-5-27
Owner	Korczynski, Richard J	Kling, John L IV	Grzebinski, Alyssa M	Jankowski, Nichloas A	Chudzik, Dennis H
Address	83 Fairoaks Ln	69 Constance Ln	119 Vern Ln	116 Fairelm Ln	66 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 100	50 x 110	52 x 110	50 x 107	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1963 / 0	1967 / 0	1965 / 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 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 / 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	1691	1384	1323	1336	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0
SFLA	1691	1384	1323	1336	1476
Att/Det Gar Sqft	352	308	336	308	322
Prior Land	\$12,100				
Prior Total	\$129,000				
Comp Land Estimate	\$16,200	\$15,700	\$16,300	\$15,400	\$15,500
Sale Date		4/14/2020	10/18/2019	12/21/2018	12/14/2018
Sale Price		\$129,000	\$156,000	\$156,500	\$144,900
Time Adj Sale Price		\$129,600	\$159,100	\$165,300	\$153,100
TADJSP/SQFT		\$93.64	\$120.26	\$123.73	\$103.73
Total Adj Factors	\$110,700	\$82,000	\$91,800	\$91,200	\$98,000
Adjusted Sale Price		\$158,300	\$178,000	\$184,800	\$165,800
Comparable Estimate	\$167,800 (\$99.23/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	113.34-2-26	113.42-4-46	113.33-1-11	113.42-1-43	113.34-2-7	113.34-2-39
Owner	Levan, Jerome	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Havernick, Kelly I	Grzebinski, Alyssa M
Address	84 Fair Oaks Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	16 Sandy Ln	119 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 141	58 x 112	58 x 150	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1967 / 0	1957 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1175	1176	1107	1193	1218	1323
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 588	0 0	0 712	0 0	0 0	0 0
SFLA	1175	1176	1107	1193	1218	1323
Att/Det Gar Sqft	273	308	280	308	484	336
Prior Land	\$12,700					
Prior Total	\$105,000					
Comp Land Estimate	\$17,100	\$15,700	\$17,800	\$17,600	\$20,200	\$16,300
Sale Date		1/8/2020	7/27/2020	3/25/2020	8/6/2019	10/18/2019
Sale Price		\$120,000	\$165,000	\$150,000	\$151,250	\$156,000
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$155,300	\$159,100
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$127.50	\$120.26
Total Adj Factors	\$82,200	\$79,800	\$80,700	\$83,800	\$93,000	\$91,800
Adjusted Sale Price		\$123,600	\$166,500	\$149,400	\$144,500	\$149,500
Comparable Estimate	\$146,700 (\$124.85/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-3-18	113.42-4-33	113.34-2-39	113.34-3-5	113.42-4-46	113.42-6-21
Owner	Prior Francis R	Kling, John L IV	Grzebinski, Alyssa M	Jankowski, Nichloas A	Lobosco, Thomas	Ossont, Keri L
Address	85 Fairoaks Ln	69 Constance Ln	119 Vern Ln	116 Fairelm Ln	95 Constance Ln	66 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 100	50 x 110	52 x 110	52 x 100	50 x 110	52 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1963 / 0	1967 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 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	1378	1384	1323	1336	1176	1336
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 0
SFLA	1378	1384	1323	1336	1176	1336
Att/Det Gar Sqft	294	308	336	308	308	308
Prior Land	\$11,000					
Prior Total	\$108,900					
Comp Land Estimate	\$14,900	\$15,700	\$16,300	\$15,400	\$15,700	\$15,400
Sale Date		4/14/2020	10/18/2019	12/21/2018	1/8/2020	4/22/2019
Sale Price		\$129,000	\$156,000	\$156,500	\$120,000	\$154,500
Time Adj Sale Price		\$129,600	\$159,100	\$165,300	\$121,200	\$160,700
TADJSP/SQFT		\$93.64	\$120.26	\$123.73	\$103.06	\$120.28
Total Adj Factors	\$86,400	\$82,000	\$91,800	\$91,200	\$79,800	\$90,000
Adjusted Sale Price		\$134,000	\$153,700	\$160,500	\$127,800	\$157,100
Comparable Estimate	\$146,600 (\$106.39/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-25	113.42-4-46	113.34-2-39	113.42-4-33	113.34-2-7	113.33-1-11
Owner	White, Chelsea	Lobosco, Thomas	Grzebinski, Alyssa M	Kling, John L IV	Havernick, Kelly I	Silverman, David
Address	86 Fair Oaks Ln	95 Constance Ln	119 Vern Ln	69 Constance Ln	16 Sandy Ln	278 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	52 x 110	50 x 110	58 x 150	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1963 / 0	1963 / 0	1964 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	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 / 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	1272	1176	1323	1384	1218	1107
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 712
SFLA	1272	1176	1323	1384	1218	1107
Att/Det Gar Sqft	299	308	336	308	484	280
Prior Land	\$11,600					
Prior Total	\$105,000					
Comp Land Estimate	\$15,700	\$15,700	\$16,300	\$15,700	\$20,200	\$17,800
Sale Date		1/8/2020	10/18/2019	4/14/2020	8/6/2019	7/27/2020
Sale Price		\$120,000	\$156,000	\$129,000	\$151,250	\$165,000
Time Adj Sale Price		\$121,200	\$159,100	\$129,600	\$155,300	\$165,000
TADJSP/SQFT		\$103.06	\$120.26	\$93.64	\$127.50	\$149.05
Total Adj Factors	\$86,600	\$79,800	\$91,800	\$82,000	\$93,000	\$80,700
Adjusted Sale Price		\$128,000	\$153,900	\$134,200	\$148,900	\$170,900
Comparable Estimate	\$147,200 (\$115.72/SFLA)					

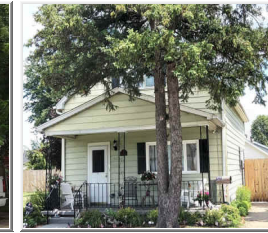
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-3-19	113.34-2-39	113.42-4-33	113.34-3-5	113.42-4-46
Owner	Chlebowy, Michael L	Grzebinski, Alyssa M	Kling, John L IV	Jankowski, Nichloas A	Lobosco, Thomas
Address	87 Fairoaks Ln	119 Vern Ln	69 Constance Ln	116 Fairelm Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	57 x 100	52 x 110	50 x 110	52 x 100	50 x 110
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	1966 / 0	1963 / 0	1963 / 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 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	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 / 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	1336	1323	1384	1336	1320
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 0	0 500	0 340
SFLA	1336	1323	1384	1336	1320
Att/Det Gar Sqft	418	336	308	308	440
Prior Land	\$12,300				
Prior Total	\$111,900				
Comp Land Estimate	\$16,400	\$16,300	\$15,700	\$15,400	\$15,100
Sale Date		10/18/2019	4/14/2020	12/21/2018	1/8/2020
Sale Price		\$156,000	\$129,000	\$156,500	\$120,000
Time Adj Sale Price		\$159,100	\$129,600	\$165,300	\$121,200
TADJSP/SQFT		\$120.26	\$93.64	\$123.73	\$103.06
Total Adj Factors	\$92,000	\$91,800	\$82,000	\$91,200	\$79,800
Adjusted Sale Price		\$159,300	\$139,600	\$166,100	\$133,400
Comparable Estimate	\$154,900 (\$115.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-24	113.42-4-46	113.34-2-7	113.33-1-11	113.42-1-43
Owner	Malczewski, Albert	Lobosco, Thomas	Havernick, Kelly I	Silverman, David	Sherk, Alicia M
Address	88 Fairoaks Ln	95 Constance Ln	16 Sandy Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 110	58 x 150	50 x 141	58 x 112
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	1966 / 0	1965 / 0	1964 / 0	1967 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 600	C Average 100	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	1.0	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	1216	1176	1218	1107	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	600 0	0 0	0 0	0 712	0 0
SFLA	1216	1176	1218	1107	1193
Att/Det Gar Sqft	299	308	484	280	308
Prior Land	\$12,700				
Prior Total	\$115,600				
Comp Land Estimate	\$17,100	\$15,700	\$20,200	\$17,800	\$17,600
					\$16,300
Sale Date		1/8/2020	8/6/2019	7/27/2020	3/25/2020
Sale Price		\$120,000	\$151,250	\$165,000	\$150,000
Time Adj Sale Price		\$121,200	\$155,300	\$165,000	\$151,000
TADJSP/SQFT		\$103.06	\$127.50	\$149.05	\$126.57
					\$120.26
Total Adj Factors	\$83,500	\$79,800	\$93,000	\$80,700	\$83,800
Adjusted Sale Price		\$124,900	\$145,800	\$167,800	\$150,700
					\$91,800
Comparable Estimate	\$148,000 (\$121.71/SFLA)				\$150,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-3-20	113.42-4-46	113.33-1-11	113.42-1-43	113.34-2-7
Owner	Jazwiecki Richard	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Havernick, Kelly I
Address	89 Fair Oaks Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	53 x 100	50 x 110	50 x 141	58 x 112	58 x 150
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	1966 / 0	1965 / 0	1967 / 0	1957 / 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 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	1.0	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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1176	1107	1193	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1144	0 0	0 712	0 0	0 0
SFLA	1144	1176	1107	1193	1218
Att/Det Gar Sqft	308	308	280	308	484
Prior Land	\$11,600				
Prior Total	\$102,900				
Comp Land Estimate	\$15,700	\$15,700	\$17,800	\$17,600	\$20,200
Sale Date		1/8/2020	7/27/2020	3/25/2020	8/6/2019
Sale Price		\$120,000	\$165,000	\$150,000	\$151,250
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$155,300
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$127.50
Total Adj Factors	\$84,900	\$79,800	\$80,700	\$83,800	\$93,000
Adjusted Sale Price		\$126,300	\$169,200	\$152,100	\$147,200
Comparable Estimate	\$150,600 (\$131.64/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.00-5-19.2	113.50-5-5	113.34-1-21	113.65-2-2	113.12-1-17
Owner	Huckins, Carl E	Al Mamun, Abdullah	Ostrowski, Gary J	Nowak, Lisa A	Castlebrook Developme
Address	3 Fronckowiak Ave	14 Fair Oaks Ln	39 Sandy Ln	10 Trudy Ln	29 Sandy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	122 x 145	50 x 105	59 x 185	45 x 120	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1965 / 0	1967 / 0	1963 / 0	1969 / 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	2.0	2.0	2.0	1.0	2.0
Bedrooms	4	6	6	4	6
Full/Half Baths	2 / 1	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	1093	1218	1236	2138	1134
2nd Sty Area	1436	1218	1296	0	1161
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0
SFLA	2529	2436	2532	2138	2295
Att/Det Gar Sqft	786	400	418	392	572
Prior Land	\$23,500				
Prior Total	\$157,000				
Comp Land Estimate	\$28,300	\$15,300	\$21,800	\$15,000	\$22,100
Sale Date		9/29/2020	9/13/2019	12/14/2018	6/15/2020
Sale Price		\$216,000	\$200,000	\$177,500	\$211,000
Time Adj Sale Price		\$216,000	\$204,700	\$187,500	\$211,400
TADJSP/SQFT		\$88.67	\$80.85	\$87.70	\$92.11
Total Adj Factors	\$145,200	\$102,200	\$107,900	\$91,500	\$100,500
Adjusted Sale Price		\$259,000	\$242,000	\$241,200	\$256,100
Comparable Estimate	\$246,500 (\$97.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.00-5-22.21	113.57-2-22	113.34-2-49	113.12-1-6	113.12-1-3
Owner	Penski, Daniel	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy	Leone, Teresa
Address	7 Fronckowiak Ave	49 Raymond Ave	97 Vern Ln	184 Vern Ln	172 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	122	122	122	122	122
School Code	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 203	60 x 145	52 x 113	54 x 117	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1984 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	C 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 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1040	1112	1232	1114	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	522 0	280 0	260 0	260 0
SFLA	1568	1634	1512	1374	1374
Att/Det Gar Sqft		528			
Prior Land	\$21,300				
Prior Total	\$140,000				
Comp Land Estimate	\$26,900	\$20,100	\$16,500	\$17,300	\$17,300
Sale Date		5/26/2020	6/26/2019	7/1/2020	7/10/2019
Sale Price		\$206,500	\$165,000	\$185,000	\$155,172
Time Adj Sale Price		\$207,200	\$170,500	\$185,000	\$159,900
TADJSP/SQFT		\$126.81	\$112.76	\$134.64	\$116.38
Total Adj Factors	\$108,500	\$97,700	\$85,100	\$86,700	\$79,600
Adjusted Sale Price		\$218,000	\$193,900	\$206,800	\$188,800
Comparable Estimate	\$202,000 (\$128.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.00-5-23	113.70-2-11	113.71-8-2	112.68-2-14	113.55-5-11
Owner	Craft, Steven L	La Mond, Lisa	Otamere, Trina D	Niedbalski, Samantha L	Jackson, Kathleen M
Address	10 Fronckowiak Ave	1368 Harlem Rd	295 Parker St	180 Rossler Ave	97 Girard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	120	120	120	120
School Code	143001	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	151 x 1055	45 x 120	60 x 119	32 x 125	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1865 / 0	1937 / 0	1900 / 0	1902 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	1.3	1.5	1.5
Bedrooms	4	3	4	2	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1075	936	1244	1176	1070
2nd Sty Area	675	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1750	1776	1343	1596	1520
Att/Det Gar Sqft	2,712	440	528	396	399
Prior Land	\$31,800				
Prior Total	\$140,000				
Comp Land Estimate	\$41,000	\$11,000	\$13,000	\$8,000	\$13,000
Sale Date		6/23/2020	1/3/2020	10/14/2020	9/30/2019
Sale Price		\$110,800	\$111,000	\$131,840	\$125,600
Time Adj Sale Price		\$111,000	\$112,100	\$131,800	\$128,500
TADJSP/SQFT		\$62.50	\$83.47	\$82.58	\$84.54
Total Adj Factors	\$117,700	\$61,900	\$47,400	\$52,000	\$48,100
Adjusted Sale Price		\$166,800	\$182,400	\$197,500	\$198,100
Comparable Estimate	\$182,200 (\$104.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.00-5-22.11	113.79-3-15.1	113.55-9-13	113.08-2-10.1	113.64-2-8
Owner	Penski Andrew & Rebec	Mirco, Lynne A	Crone, Scott E	Dolce, Jason R	Prible, Stacey Lin
Address	11 Fronckowiak Ave	225 Cayuga Creek Rd	35 Wabash Ave	160 Como Park Blvd	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	122	122	120	123	120
School Code	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	12.35	43 x 513	40 x 108	80 x 110	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1949 / 0	1920 / 0	1890 / 0	1907 / 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 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	2.0	1.5	2.0	2.0	1.7
Bedrooms	6	5	4	5	4
Full/Half Baths	3 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	2147	816	1440	1302	1535
2nd Sty Area	1040	0	1080	1302	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3187	1326	2520	2604	1993
Att/Det Gar Sqft	667	576	440	672	342
Prior Land	\$105,200				
Prior Total	\$166,000				
Comp Land Estimate	\$0	\$18,800	\$10,000	\$27,600	\$16,000
Sale Date		6/28/2019	12/30/2019	10/19/2020	11/8/2019
Sale Price		\$120,000	\$134,999	\$160,050	\$155,000
Time Adj Sale Price		\$124,000	\$136,800	\$160,100	\$157,600
TADJSP/SQFT		\$93.51	\$54.29	\$61.48	\$79.08
Total Adj Factors	\$105,500	\$51,000	\$76,800	\$95,400	\$59,400
Adjusted Sale Price		\$178,500	\$165,500	\$170,200	\$203,700
Comparable Estimate	\$181,200 (\$56.86/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.79-2-15	113.79-3-4	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3
Owner	Held, Lawrence J	Wharam, Amanda	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra
Address	5 Helen St	131 Cayuga Creek Rd	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	61 x 116	106 x 372	50 x 128	50 x 149	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1956 / 0	1958 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1530	1181	1428	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1135	0 868	0 960	0 650	0 448
SFLA	1260	1530	1181	1428	1181	1181
Att/Det Gar Sqft	384	330	440	352	391	
Prior Land	\$13,700					
Prior Total	\$93,000					
Comp Land Estimate	\$18,200	\$30,500	\$16,900	\$18,200	\$21,800	\$16,600
Sale Date		8/13/2020	7/21/2020	6/12/2020	11/26/2019	7/11/2019
Sale Price		\$188,000	\$158,500	\$170,000	\$164,900	\$143,560
Time Adj Sale Price		\$188,000	\$158,500	\$170,300	\$167,700	\$147,900
TADJSP/SQFT		\$122.88	\$134.21	\$119.26	\$142.00	\$125.23
Total Adj Factors	\$78,900	\$112,000	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$154,900	\$153,200	\$147,900	\$153,600	\$144,000
Comparable Estimate	\$150,700 (\$119.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.79-2-13	124.22-3-3	124.22-2-1	113.49-1-17	113.12-3-7.1
Owner	Elminowski Christophe	Shanley, Nathan	Keith-Tatum, Karen L	Khounthy, Sanaxay	Aronberg, Ricky
Address	16 Helen St	11 Crisfield Ave	30 Crisfield Ave	143 Ludwig Ave	4 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 122	60 x 114	61 x 120	90 x 146	100 x 172
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	1958 / 0	1962 / 0	1959 / 0	1950 / 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 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	1.7	1.7	1.7	1.5
Bedrooms	4	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	852	929	880	1004	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1260	1625	1540	1757	1704
Att/Det Gar Sqft	336	464	440	400	480
Prior Land	\$13,100				
Prior Total	\$96,000				
Comp Land Estimate	\$17,700	\$18,000	\$18,500	\$24,200	\$27,000
Sale Date		11/13/2019	11/29/2018	6/18/2019	4/29/2020
Sale Price		\$125,000	\$135,000	\$155,000	\$148,000
Time Adj Sale Price		\$127,100	\$143,500	\$160,200	\$148,700
TADJSP/SQFT		\$78.22	\$93.18	\$91.18	\$87.27
Total Adj Factors	\$67,500	\$73,900	\$81,300	\$95,700	\$94,000
Adjusted Sale Price		\$120,700	\$129,700	\$132,000	\$122,200
Comparable Estimate	\$127,800 (\$101.43/SFLA)				\$89,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.79-2-14	124.30-1-6	113.79-3-15.1	113.12-3-5.1	113.65-2-2
Owner	Merella, Denis	Zimbardi, Michael T	Mirco, Lynne A	Tatarevich, Daniil	Nowak, Lisa A
Address	23 Helen St	30 Creekside Dr	225 Cayuga Creek Rd	8 Bink St	10 Trudy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	99 x 125	62 x 130	43 x 513	75 x 172	45 x 120
Building Style	01 Ranch	12 Duplex	08 Old style	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1949 / 0	1956 / 0	1963 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	2.0	1.0
Bedrooms	6	6	5	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	4 Full 0
1st Sty Area	1824	960	816	904	2138
2nd Sty Area	0	1000	0	864	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1824	1960	1326	1768	2138
Att/Det Gar Sqft	576	576	576	392	392
Prior Land	\$19,000				
Prior Total	\$143,000				
Comp Land Estimate	\$23,500	\$19,400	\$18,800	\$23,500	\$15,000
Sale Date		4/15/2019	6/28/2019	3/6/2020	12/14/2018
Sale Price		\$140,000	\$120,000	\$143,000	\$177,500
Time Adj Sale Price		\$145,600	\$124,000	\$144,000	\$187,500
TADJSP/SQFT		\$74.29	\$93.51	\$81.45	\$87.70
Total Adj Factors	\$120,500	\$86,500	\$51,000	\$63,500	\$91,500
Adjusted Sale Price		\$179,600	\$193,500	\$201,000	\$216,500
Comparable Estimate	\$200,200 (\$109.76/SFLA)				\$60,200 \$210,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.80-1-4	113.79-3-15.1	113.64-2-8	113.47-5-2	113.54-5-1.1
Owner	Pacer, Margaret	Mirco, Lynne A	Prible, Stacey Lin	Hartmann, Robert P Jr	Bahuga, Nabyo Joseph
Address	19 Henry St	225 Cayuga Creek Rd	88 Edmund St	130 Kennedy Rd	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	122	122	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 90	43 x 513	90 x 109	95 x 108	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1949 / 0	1907 / 0	1940 / 0	1911 / 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 No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.7	1.7	1.5
Bedrooms	4	5	4	5	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	1166	816	1535	1402	1430
2nd Sty Area	528	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 374	0 0	0 0	0 0	0 0
SFLA	2013	1326	1993	2243	2145
Att/Det Gar Sqft	440	576	342	484	744
Prior Land	\$12,100				
Prior Total	\$95,000				
Comp Land Estimate	\$16,000	\$18,800	\$16,000	\$16,000	\$14,000
Sale Date		6/28/2019	11/8/2019	12/9/2019	3/1/2018
Sale Price		\$120,000	\$155,000	\$153,060	\$168,000
Time Adj Sale Price		\$124,000	\$157,600	\$155,100	\$186,800
TADJSP/SQFT		\$93.51	\$79.08	\$69.15	\$87.09
Total Adj Factors	\$79,300	\$51,000	\$59,400	\$72,700	\$64,200
Adjusted Sale Price		\$152,300	\$177,500	\$161,700	\$201,900
Comparable Estimate	\$166,500 (\$82.71/SFLA)				



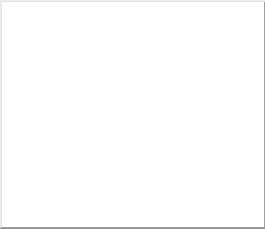
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-2-16	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Slachciak Joan F	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	3 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 125	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1956 / 0	1956 / 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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1176	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 868	0 650	0 448	0 960	0 450
SFLA	1176	1181	1181	1181	1428	1100
Att/Det Gar Sqft	506	440	391		352	260
Prior Land	\$16,000					
Prior Total	\$106,900					
Comp Land Estimate	\$20,600	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$88,000	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$162,300	\$162,700	\$153,100	\$157,000	\$150,700
Comparable Estimate	\$157,200 (\$133.67/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-9	113.65-3-13	113.65-1-23	113.79-3-4	113.65-2-16	113.15-3-8
Owner	Redlinski, Irene M	Widelski, Diane	Pari, Sharon A	Wharam, Amanda	Shurilla, Hannah	Budziszewski, Paul
Address	6 Jane Dr	19 Trudy Ln	110 Jane Dr	131 Cayuga Creek Rd	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 124	50 x 149	73 x 104	106 x 372	50 x 128	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1958 / 0	1966 / 0	1960 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	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	1477	1428	1572	1530	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 1135	0 868	0 0
SFLA	1477	1428	1572	1530	1181	1430
Att/Det Gar Sqft	576	352	327	330	440	240
Prior Land	\$16,000					
Prior Total	\$115,000					
Comp Land Estimate	\$20,500	\$18,200	\$18,600	\$30,500	\$16,900	\$24,000
Sale Date		6/12/2020	7/19/2019	8/13/2020	7/21/2020	8/14/2019
Sale Price		\$170,000	\$162,000	\$188,000	\$158,500	\$140,300
Time Adj Sale Price		\$170,300	\$166,900	\$188,000	\$158,500	\$144,100
TADJSP/SQFT		\$119.26	\$106.17	\$122.88	\$134.21	\$100.77
Total Adj Factors	\$103,300	\$101,300	\$107,600	\$112,000	\$84,200	\$100,100
Adjusted Sale Price		\$172,300	\$162,600	\$179,300	\$177,600	\$147,300
Comparable Estimate	\$167,800 (\$113.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-2-17	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10	113.65-2-3
Owner	Barrett, Susan M	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L	Raut, Upendra
Address	7 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	50 x 128	50 x 149	86 x 123	55 x 145	57 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	02 Brick
Year Built/Eff Yr Built	1962 / 0	1956 / 0	1958 / 0	1956 / 0	1965 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	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	4 Full 0
1st Sty Area	1308	1181	1428	1181	1306	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1276	0 868	0 960	0 650	0 400	0 448
SFLA	1308	1181	1428	1181	1306	1181
Att/Det Gar Sqft	506	440	352	391	320	
Prior Land	\$14,200					
Prior Total	\$108,000					
Comp Land Estimate	\$18,800	\$16,900	\$18,200	\$21,800	\$19,500	\$16,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12	\$125.23
Total Adj Factors	\$97,000	\$84,200	\$101,300	\$93,000	\$92,400	\$82,800
Adjusted Sale Price		\$171,300	\$166,000	\$171,700	\$144,500	\$162,100
Comparable Estimate	\$163,100 (\$124.69/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	113.81-1-8	113.73-3-12	113.65-2-16	113.42-4-27	113.42-3-26	113.34-1-2
Owner	Gloss-Ball Linda L	Daley, Steven R	Shurilla, Hannah	Buziak, Kimberly L	Brusehaber, Scott M	Ferrentino, Bryan
Address	10 Jane Dr	53 Trudy Ln	25 Ceil Dr	57 Constance Ln	63 Joanne Ln	91 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 190	51 x 102	50 x 128	50 x 110	50 x 110	56 x 227
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1959 / 0	1956 / 0	1963 / 0	1965 / 0	1959 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1193	1082	1181	1248	1148	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1068	0 868	0 0	0 400	0 0
SFLA	1193	1082	1181	1248	1148	1193
Att/Det Gar Sqft	308	330	440	308	330	440
Prior Land	\$14,500					
Prior Total	\$120,000					
Comp Land Estimate	\$19,700	\$15,300	\$16,900	\$15,700	\$15,700	\$22,100
Sale Date		9/17/2019	7/21/2020	5/18/2020	8/18/2020	5/4/2020
Sale Price		\$155,000	\$158,500	\$165,000	\$175,000	\$166,000
Time Adj Sale Price		\$158,600	\$158,500	\$165,600	\$175,000	\$166,600
TADJSP/SQFT		\$146.58	\$134.21	\$132.69	\$152.44	\$139.65
Total Adj Factors	\$98,200	\$90,000	\$84,200	\$97,900	\$92,800	\$101,900
Adjusted Sale Price		\$166,800	\$172,500	\$165,900	\$180,400	\$162,900
Comparable Estimate	\$169,700 (\$142.25/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-2-18	113.65-2-16	113.57-3-23	113.65-1-5	113.65-2-3	113.57-2-1
Owner	Gutek, Edward A	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Raut, Upendra	Ziolkowski, Sarah Lynn
Address	11 Jane Dr	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 125	50 x 128	69 x 110	86 x 123	57 x 102	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1957 / 0	1956 / 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 No	2 Hot air No	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	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1098	1181	1100	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 650	0 448	0 550
SFLA	1098	1181	1100	1181	1181	1100
Att/Det Gar Sqft	368	440	260	391		350
Prior Land	\$13,500					
Prior Total	\$100,000					
Comp Land Estimate	\$18,200	\$16,900	\$18,700	\$21,800	\$16,600	\$18,800
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019	3/9/2020
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560	\$142,000
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900	\$142,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23	\$129.91
Total Adj Factors	\$78,900	\$84,200	\$82,300	\$93,000	\$82,800	\$80,600
Adjusted Sale Price		\$153,200	\$141,600	\$153,600	\$144,000	\$141,200
Comparable Estimate	\$146,700 (\$133.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-7	113.65-3-13	113.65-2-16	113.73-2-10	113.65-1-5	113.65-2-3
Owner	Kilian, Michael J	Widelski, Diane	Shurilla, Hannah	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	14 Jane Dr	19 Trudy Ln	25 Ceil Dr	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 186	50 x 149	50 x 128	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1956 / 0	1965 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1428	1181	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 400	0 650	0 448
SFLA	1316	1428	1181	1306	1181	1181
Att/Det Gar Sqft	322	352	440	320	391	
Prior Land	\$14,400					
Prior Total	\$101,260					
Comp Land Estimate	\$19,500	\$18,200	\$16,900	\$19,500	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$81,800	\$101,300	\$84,200	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$150,800	\$156,100	\$129,300	\$156,500	\$146,900
Comparable Estimate	\$147,900 (\$112.39/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.81-2-19	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10
Owner	Pawlak, John A	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L
Address	15 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 125	50 x 128	50 x 149	86 x 123	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1958 / 0	1956 / 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 No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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	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	1298	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 400
SFLA	1298	1181	1428	1181	1306
Att/Det Gar Sqft	265	440	352	391	320
Prior Land	\$14,200				
Prior Total	\$106,900				
Comp Land Estimate	\$18,800	\$16,900	\$18,200	\$21,800	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12
Total Adj Factors	\$87,400	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$161,700	\$156,400	\$162,100	\$134,900
Comparable Estimate	\$153,500 (\$118.26/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.81-1-6	113.65-2-16	113.57-3-23	113.65-1-5	113.57-2-1
Owner	Schmidt, Tammy S	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Ziolkowski, Sarah Lynn
Address	18 Jane Dr	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 183	50 x 128	69 x 110	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1956 / 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 Yes	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	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	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	1095	1181	1100	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 286	0 868	0 450	0 650	0 448
SFLA	1095	1181	1100	1181	1100
Att/Det Gar Sqft	720	440	260	391	350
Prior Land	\$14,400				
Prior Total	\$108,000				
Comp Land Estimate	\$19,500	\$16,900	\$18,700	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23
Total Adj Factors	\$83,800	\$84,200	\$82,300	\$93,000	\$82,800
Adjusted Sale Price		\$158,100	\$146,500	\$158,500	\$148,900
Comparable Estimate	\$151,600 (\$138.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-2-20	113.65-3-13	113.65-2-16	113.73-2-10	113.65-1-5	113.65-1-23
Owner	Gaj, Thomas L	Widelski, Diane	Shurilla, Hannah	Comisso, Erica L	Subba, Bir D	Pari, Sharon A
Address	19 Jane Dr	19 Trudy Ln	25 Ceil Dr	96 Ceil Dr	12 Ceil Dr	110 Jane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 125	50 x 149	50 x 128	55 x 145	86 x 123	73 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1958 / 0	1956 / 0	1965 / 0	1956 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1351	1428	1181	1306	1181	1572
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 400	0 650	0 360
SFLA	1351	1428	1181	1306	1181	1572
Att/Det Gar Sqft	483	352	440	320	391	327
Prior Land	\$14,200					
Prior Total	\$108,000					
Comp Land Estimate	\$18,800	\$18,200	\$16,900	\$19,500	\$21,800	\$18,600
Sale Date		6/12/2020	7/21/2020	6/4/2018	11/26/2019	7/19/2019
Sale Price		\$170,000	\$158,500	\$128,000	\$164,900	\$162,000
Time Adj Sale Price		\$170,300	\$158,500	\$139,900	\$167,700	\$166,900
TADJSP/SQFT		\$119.26	\$134.21	\$107.12	\$142.00	\$106.17
Total Adj Factors	\$94,200	\$101,300	\$84,200	\$92,400	\$93,000	\$107,600
Adjusted Sale Price		\$163,200	\$168,500	\$141,700	\$168,900	\$153,500
Comparable Estimate	\$159,200 (\$117.84/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-5	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.57-2-1
Owner	DiFonzo, Dawn M	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Ziolkowski, Sarah Lynn
Address	22 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 181	50 x 128	86 x 123	57 x 102	69 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1124	1181	1181	1181	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 550
SFLA	1124	1181	1181	1181	1100	1100
Att/Det Gar Sqft	588	440	391		260	350
Prior Land	\$14,200					
Prior Total	\$103,900					
Comp Land Estimate	\$19,400	\$16,900	\$21,800	\$16,600	\$18,700	\$18,800
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	3/9/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$142,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$142,900
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$129.91
Total Adj Factors	\$82,300	\$84,200	\$93,000	\$82,800	\$82,300	\$80,600
Adjusted Sale Price		\$156,600	\$157,000	\$147,400	\$145,000	\$144,600
Comparable Estimate	\$150,100 (\$133.54/SFLA)					



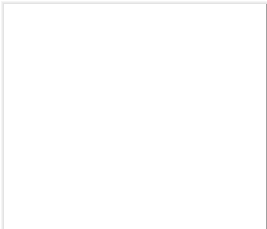
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-2-21	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Szymanski, Leonard J	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	23 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1166	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 621	0 868	0 650	0 448	0 960	0 450
SFLA	1166	1181	1181	1181	1428	1100
Att/Det Gar Sqft	384	440	391		352	260
Prior Land	\$12,300					
Prior Total	\$108,900					
Comp Land Estimate	\$16,700	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$84,200	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$158,500	\$158,900	\$149,300	\$153,200	\$146,900
Comparable Estimate	\$153,400 (\$131.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.81-1-4	113.65-3-13	113.65-2-16	113.65-2-3	113.73-2-10
Owner	Leonarczyk, Joseph	Widelski, Diane	Shurilla, Hannah	Raut, Upendra	Comisso, Erica L
Address	26 Jane Dr	19 Trudy Ln	25 Ceil Dr	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 178	50 x 149	50 x 128	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1956 / 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 Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	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	1320	1428	1181	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 644	0 960	0 868	0 650	0 400
SFLA	1320	1428	1181	1181	1306
Att/Det Gar Sqft	506	352	440	391	320
Prior Land	\$16,300				
Prior Total	\$111,900				
Comp Land Estimate	\$21,600	\$18,200	\$16,900	\$21,800	\$19,500
Sale Date		6/12/2020	7/21/2020	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$142.00	\$125.23
Total Adj Factors	\$98,000	\$101,300	\$84,200	\$93,000	\$82,800
Adjusted Sale Price		\$167,000	\$172,300	\$172,700	\$163,100
Comparable Estimate	\$164,100 (\$124.32/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.81-2-22	113.65-3-13	113.65-2-16	113.65-1-23	113.79-3-4
Owner	Graf, Kathleen	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Wharam, Amanda
Address	27 Jane Dr	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	131 Cayuga Creek Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	70 x 125	50 x 149	50 x 128	73 x 104	106 x 372
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	1963 / 0	1958 / 0	1956 / 0	1966 / 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	2 Hot air No	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	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 / 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	1408	1428	1181	1572	1530
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 620	0 960	0 868	0 360	0 1135
SFLA	1408	1428	1181	1572	1530
Att/Det Gar Sqft	396	352	440	327	330
Prior Land	\$15,500				
Prior Total	\$117,900				
Comp Land Estimate	\$20,000	\$18,200	\$16,900	\$18,600	\$30,500
					\$24,000
Sale Date		6/12/2020	7/21/2020	7/19/2019	8/13/2020
Sale Price		\$170,000	\$158,500	\$162,000	\$188,000
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$188,000
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$122.88
					\$144,100
					\$100.77
Total Adj Factors	\$103,100	\$101,300	\$84,200	\$107,600	\$112,000
Adjusted Sale Price		\$172,100	\$177,400	\$162,400	\$179,100
					\$100,100
					\$147,100
Comparable Estimate	\$167,600 (\$119.03/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-3	113.65-3-13	113.65-2-16	113.73-2-10	113.65-1-5	113.65-2-3
Owner	Grzybek, David	Widelski, Diane	Shurilla, Hannah	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	30 Jane Dr	19 Trudy Ln	25 Ceil Dr	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 175	50 x 149	50 x 128	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1956 / 0	1965 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1428	1181	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 400	0 650	0 448
SFLA	1320	1428	1181	1306	1181	1181
Att/Det Gar Sqft	506	352	440	320	391	
Prior Land	\$16,300					
Prior Total	\$110,000					
Comp Land Estimate	\$21,500	\$18,200	\$16,900	\$19,500	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$94,800	\$101,300	\$84,200	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$163,800	\$169,100	\$142,300	\$169,500	\$159,900
Comparable Estimate	\$160,900 (\$121.89/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.81-2-23	113.73-3-12	113.42-3-26	113.65-2-16	113.49-1-21
Owner	Graf, Wendy S	Daley, Steven R	Brusehaber, Scott M	Shurilla, Hannah	Castillo, Paulino
Address	31 Jane Dr	53 Trudy Ln	63 Joanne Ln	25 Ceil Dr	171 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	75 x 125	51 x 102	50 x 110	50 x 128	60 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1959 / 0	1965 / 0	1956 / 0	1957 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good
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 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 / 0	1 / 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	1082	1148	1181	988
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 1068	0 400	0 868	0 0
SFLA	1072	1082	1148	1181	988
Att/Det Gar Sqft	400	330	330	440	308
Prior Land	\$16,000				
Prior Total	\$112,900				
Comp Land Estimate	\$20,600	\$15,300	\$15,700	\$16,900	\$20,200
Sale Date		9/17/2019	8/18/2020	7/21/2020	9/19/2019
Sale Price		\$155,000	\$175,000	\$158,500	\$149,900
Time Adj Sale Price		\$158,600	\$175,000	\$158,500	\$153,400
TADJSP/SQFT		\$146.58	\$152.44	\$134.21	\$155.26
Total Adj Factors	\$95,500	\$90,000	\$92,800	\$84,200	\$84,500
Adjusted Sale Price		\$164,100	\$177,700	\$169,800	\$164,400
Comparable Estimate	\$167,800 (\$156.53/SFLA)				\$163,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-2	113.65-3-13	113.65-1-23	113.79-3-4	113.65-2-16	113.15-3-8
Owner	Nesteruk, Alex N	Widelski, Diane	Pari, Sharon A	Wharam, Amanda	Shurilla, Hannah	Budziszewski, Paul
Address	34 Jane Dr	19 Trudy Ln	110 Jane Dr	131 Cayuga Creek Rd	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 172	50 x 149	73 x 104	106 x 372	50 x 128	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1966 / 0	1960 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	1508	1428	1572	1530	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 1135	0 868	0 0
SFLA	1508	1428	1572	1530	1181	1430
Att/Det Gar Sqft	308	352	327	330	440	240
Prior Land	\$16,000					
Prior Total	\$113,000					
Comp Land Estimate	\$21,400	\$18,200	\$18,600	\$30,500	\$16,900	\$24,000
Sale Date		6/12/2020	7/19/2019	8/13/2020	7/21/2020	8/14/2019
Sale Price		\$170,000	\$162,000	\$188,000	\$158,500	\$140,300
Time Adj Sale Price		\$170,300	\$166,900	\$188,000	\$158,500	\$144,100
TADJSP/SQFT		\$119.26	\$106.17	\$122.88	\$134.21	\$100.77
Total Adj Factors	\$105,600	\$101,300	\$107,600	\$112,000	\$84,200	\$100,100
Adjusted Sale Price		\$174,600	\$164,900	\$181,600	\$179,900	\$149,600
Comparable Estimate	\$170,100 (\$112.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.81-1-1	113.65-2-16	113.65-1-5	113.65-3-13	113.65-2-3	113.57-3-23
Owner	Dombkiewicz Daniel A	Shurilla, Hannah	Subba, Bir D	Widelski, Diane	Raut, Upendra	Kehoe, Kim M
Address	38 Jane Dr	25 Ceil Dr	12 Ceil Dr	19 Trudy Ln	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 169	50 x 128	86 x 123	50 x 149	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1224	1181	1181	1428	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 960	0 448	0 450
SFLA	1224	1181	1181	1428	1181	1100
Att/Det Gar Sqft	392	440	391	352		260
Prior Land	\$13,900					
Prior Total	\$113,900					
Comp Land Estimate	\$19,000	\$16,900	\$21,800	\$18,200	\$16,600	\$18,700
Sale Date		7/21/2020	11/26/2019	6/12/2020	7/11/2019	9/15/2020
Sale Price		\$158,500	\$164,900	\$170,000	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$170,300	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$119.26	\$125.23	\$131.82
Total Adj Factors	\$90,800	\$84,200	\$93,000	\$101,300	\$82,800	\$82,300
Adjusted Sale Price		\$165,100	\$165,500	\$159,800	\$155,900	\$153,500
Comparable Estimate	\$160,000 (\$130.72/SFLA)					

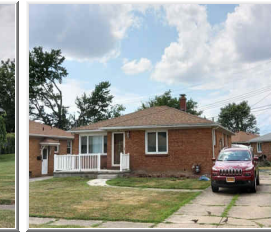


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-17	113.65-2-16	113.65-3-13	113.73-2-10	113.65-1-5	113.65-2-3
Owner	Driscoll, Patrick J	Shurilla, Hannah	Widelski, Diane	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	39 Jane Dr	25 Ceil Dr	19 Trudy Ln	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	75 x 125	50 x 128	50 x 149	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1964 / 0	1956 / 0	1958 / 0	1965 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
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	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	1306	1181	1428	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 400	0 650	0 448
SFLA	1306	1181	1428	1306	1181	1181
Att/Det Gar Sqft	506	440	352	320	391	
Prior Land	\$16,000					
Prior Total	\$103,000					
Comp Land Estimate	\$20,600	\$16,900	\$18,200	\$19,500	\$21,800	\$16,600
Sale Date		7/21/2020	6/12/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$96,100	\$84,200	\$101,300	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$170,400	\$165,100	\$143,600	\$170,800	\$161,200
Comparable Estimate	\$162,200 (\$124.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-1-16	113.65-2-16	113.65-1-5	113.65-3-13	113.57-3-23
Owner	Gosciak, Thomas F	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane
Address	42 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 166	50 x 128	86 x 123	57 x 102	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1956 / 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 No	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
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	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	1206	1181	1181	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 868	0 650	0 448	0 960
SFLA	1206	1181	1181	1181	1428
Att/Det Gar Sqft	308	440	391	352	260
Prior Land	\$13,900				
Prior Total	\$106,900				
Comp Land Estimate	\$18,900	\$16,900	\$21,800	\$16,600	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26
Total Adj Factors	\$83,900	\$84,200	\$93,000	\$82,800	\$101,300
Adjusted Sale Price		\$158,200	\$158,600	\$149,000	\$152,900
Comparable Estimate	\$153,100 (\$126.95/SFLA)				



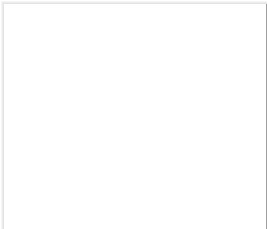
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-18	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.65-3-13
Owner	Staniaszek, Patricia	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Widelski, Diane
Address	43 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 128	86 x 123	57 x 102	69 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1128	1181	1181	1181	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 960
SFLA	1128	1181	1181	1181	1100	1428
Att/Det Gar Sqft	322	440	391		260	352
Prior Land	\$12,300					
Prior Total	\$106,900					
Comp Land Estimate	\$16,700	\$16,900	\$21,800	\$16,600	\$18,700	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$119.26
Total Adj Factors	\$83,500	\$84,200	\$93,000	\$82,800	\$82,300	\$101,300
Adjusted Sale Price		\$157,800	\$158,200	\$148,600	\$146,200	\$152,500
Comparable Estimate	\$152,700 (\$135.37/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-1-15	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3
Owner	Duszynski, Kevin	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra
Address	46 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 162	50 x 128	50 x 149	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1958 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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	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	1238	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448
SFLA	1238	1181	1428	1181	1306
Att/Det Gar Sqft	529	440	352	391	320
Prior Land	\$15,800				
Prior Total	\$116,900				
Comp Land Estimate	\$21,100	\$16,900	\$18,200	\$21,800	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23
Total Adj Factors	\$93,700	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$168,000	\$162,700	\$168,400	\$158,800
Comparable Estimate	\$159,800 (\$129.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-19	113.65-2-16	113.65-3-13	113.73-2-10	113.65-1-5	113.65-2-3
Owner	Abramowski Brian L	Shurilla, Hannah	Widelski, Diane	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	47 Jane Dr	25 Ceil Dr	19 Trudy Ln	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 125	50 x 128	50 x 149	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1958 / 0	1965 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	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	1308	1181	1428	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 868	0 960	0 400	0 650	0 448
SFLA	1308	1181	1428	1306	1181	1181
Att/Det Gar Sqft	322	440	352	320	391	
Prior Land	\$12,700					
Prior Total	\$107,900					
Comp Land Estimate	\$17,300	\$16,900	\$18,200	\$19,500	\$21,800	\$16,600
Sale Date		7/21/2020	6/12/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$92,800	\$84,200	\$101,300	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$167,100	\$161,800	\$140,300	\$167,500	\$157,900
Comparable Estimate	\$158,900 (\$121.48/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	113.73-1-14	113.65-3-13	113.65-1-23	113.79-3-4	113.65-2-16	113.15-3-8
Owner	Johnston, Mark R	Widelski, Diane	Pari, Sharon A	Wharam, Amanda	Shurilla, Hannah	Budziszewski, Paul
Address	50 Jane Dr	19 Trudy Ln	110 Jane Dr	131 Cayuga Creek Rd	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 159	50 x 149	73 x 104	106 x 372	50 x 128	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1966 / 0	1960 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	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	1512	1428	1572	1530	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1144	0 960	0 360	0 1135	0 868	0 0
SFLA	1512	1428	1572	1530	1181	1430
Att/Det Gar Sqft	480	352	327	330	440	240
Prior Land	\$13,700					
Prior Total	\$115,000					
Comp Land Estimate	\$18,600	\$18,200	\$18,600	\$30,500	\$16,900	\$24,000
Sale Date		6/12/2020	7/19/2019	8/13/2020	7/21/2020	8/14/2019
Sale Price		\$170,000	\$162,000	\$188,000	\$158,500	\$140,300
Time Adj Sale Price		\$170,300	\$166,900	\$188,000	\$158,500	\$144,100
TADJSP/SQFT		\$119.26	\$106.17	\$122.88	\$134.21	\$100.77
Total Adj Factors	\$109,700	\$101,300	\$107,600	\$112,000	\$84,200	\$100,100
Adjusted Sale Price		\$178,700	\$169,000	\$185,700	\$184,000	\$153,700
Comparable Estimate	\$174,200 (\$115.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-20	113.73-3-12	113.65-3-13	113.42-4-27	113.65-2-16	113.42-4-30
Owner	Potter, Rebecca I	Daley, Steven R	Widelski, Diane	Buziak, Kimberly L	Shurilla, Hannah	Accurso, Robert D
Address	51 Jane Dr	53 Trudy Ln	19 Trudy Ln	57 Constance Ln	25 Ceil Dr	63 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 125	51 x 102	50 x 149	50 x 110	50 x 128	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1959 / 0	1958 / 0	1963 / 0	1956 / 0	1964 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	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	1347	1082	1428	1248	1181	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1068	0 960	0 0	0 868	0 1272
SFLA	1347	1082	1428	1248	1181	1272
Att/Det Gar Sqft	322	330	352	308	440	308
Prior Land	\$14,200					
Prior Total	\$106,900					
Comp Land Estimate	\$18,800	\$15,300	\$18,200	\$15,700	\$16,900	\$15,700
Sale Date		9/17/2019	6/12/2020	5/18/2020	7/21/2020	11/18/2019
Sale Price		\$155,000	\$170,000	\$165,000	\$158,500	\$185,000
Time Adj Sale Price		\$158,600	\$170,300	\$165,600	\$158,500	\$188,100
TADJSP/SQFT		\$146.58	\$119.26	\$132.69	\$134.21	\$147.88
Total Adj Factors	\$105,400	\$90,000	\$101,300	\$97,900	\$84,200	\$104,800
Adjusted Sale Price		\$174,000	\$174,400	\$173,100	\$179,700	\$188,700
Comparable Estimate	\$178,000 (\$132.15/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-13	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.73-2-10
Owner	Kozlowski Julie	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Comisso, Erica L
Address	54 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 156	50 x 128	50 x 149	86 x 123	57 x 102	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1257	1181	1428	1181	1181	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448	0 400
SFLA	1257	1181	1428	1181	1181	1306
Att/Det Gar Sqft	506	440	352	391		320
Prior Land	\$16,300					
Prior Total	\$110,000					
Comp Land Estimate	\$21,400	\$16,900	\$18,200	\$21,800	\$16,600	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$107.12
Total Adj Factors	\$92,500	\$84,200	\$101,300	\$93,000	\$82,800	\$92,400
Adjusted Sale Price		\$166,800	\$161,500	\$167,200	\$157,600	\$140,000
Comparable Estimate	\$158,600 (\$126.17/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-21	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3	113.42-5-42
Owner	Szczepanski, Jack J	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Slazak, Marc A
Address	55 Jane Dr	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 125	60 x 145	54 x 117	52 x 113	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	02 Brick	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 260	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1219	1112	1114	1232	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	522 0	260 0	280 0	260 0	348 0
SFLA	1479	1634	1374	1512	1374	1545
Att/Det Gar Sqft		528				
Prior Land	\$13,500					
Prior Total	\$127,322					
Comp Land Estimate	\$18,200	\$20,100	\$17,300	\$16,500	\$17,300	\$15,500
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019	1/19/2018
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172	\$159,000
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900	\$178,700
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38	\$115.66
Total Adj Factors	\$83,500	\$97,700	\$86,700	\$85,100	\$79,600	\$84,500
Adjusted Sale Price		\$193,000	\$181,800	\$168,900	\$163,800	\$177,700
Comparable Estimate	\$177,000 (\$119.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-12	113.65-2-16	113.65-3-13	113.73-2-10	113.65-1-5	113.65-2-3
Owner	O'Neil Mark G	Shurilla, Hannah	Widelski, Diane	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	58 Jane Dr	25 Ceil Dr	19 Trudy Ln	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 153	50 x 128	50 x 149	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1964 / 0	1956 / 0	1958 / 0	1965 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / 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 / 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	1308	1181	1428	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 400	0 650	0 448
SFLA	1308	1181	1428	1306	1181	1181
Att/Det Gar Sqft	345	440	352	320	391	
Prior Land	\$14,800					
Prior Total	\$108,900					
Comp Land Estimate	\$19,900	\$16,900	\$18,200	\$19,500	\$21,800	\$16,600
Sale Date		7/21/2020	6/12/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$94,100	\$84,200	\$101,300	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$168,400	\$163,100	\$141,600	\$168,800	\$159,200
Comparable Estimate	\$160,200 (\$122.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-22	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10	113.65-2-3
Owner	Tricoli, Angela	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L	Raut, Upendra
Address	59 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 125	50 x 128	50 x 149	86 x 123	55 x 145	57 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	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1958 / 0	1956 / 0	1965 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	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	4 Full 0
1st Sty Area	1287	1181	1428	1181	1306	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 400	0 448
SFLA	1287	1181	1428	1181	1306	1181
Att/Det Gar Sqft	322	440	352	391	320	
Prior Land	\$12,700					
Prior Total	\$104,800					
Comp Land Estimate	\$17,300	\$16,900	\$18,200	\$21,800	\$19,500	\$16,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12	\$125.23
Total Adj Factors	\$87,700	\$84,200	\$101,300	\$93,000	\$92,400	\$82,800
Adjusted Sale Price		\$162,000	\$156,700	\$162,400	\$135,200	\$152,800
Comparable Estimate	\$153,800 (\$119.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-11	113.65-2-16	113.65-1-5	113.65-3-13	113.65-2-3	113.57-3-23
Owner	Obstarczyk, Patricia A	Shurilla, Hannah	Subba, Bir D	Widelski, Diane	Raut, Upendra	Kehoe, Kim M
Address	62 Jane Dr	25 Ceil Dr	12 Ceil Dr	19 Trudy Ln	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 128	86 x 123	50 x 149	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	1181	1181	1428	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 440	0 868	0 650	0 960	0 448	0 450
SFLA	1220	1181	1181	1428	1181	1100
Att/Det Gar Sqft	322	440	391	352		260
Prior Land	\$13,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,200	\$16,900	\$21,800	\$18,200	\$16,600	\$18,700
Sale Date		7/21/2020	11/26/2019	6/12/2020	7/11/2019	9/15/2020
Sale Price		\$158,500	\$164,900	\$170,000	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$170,300	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$119.26	\$125.23	\$131.82
Total Adj Factors	\$84,100	\$84,200	\$93,000	\$101,300	\$82,800	\$82,300
Adjusted Sale Price		\$158,400	\$158,800	\$153,100	\$149,200	\$146,800
Comparable Estimate	\$153,300 (\$125.66/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-23	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.57-2-1
Owner	Krawczyk, Thomas L	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Ziolkowski, Sarah Lynn
Address	63 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 125	50 x 128	86 x 123	57 x 102	69 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1128	1181	1181	1181	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 550
SFLA	1128	1181	1181	1181	1100	1100
Att/Det Gar Sqft	322	440	391		260	350
Prior Land	\$12,300					
Prior Total	\$101,900					
Comp Land Estimate	\$16,700	\$16,900	\$21,800	\$16,600	\$18,700	\$18,800
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	3/9/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$142,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$142,900
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$129.91
Total Adj Factors	\$78,800	\$84,200	\$93,000	\$82,800	\$82,300	\$80,600
Adjusted Sale Price		\$153,100	\$153,500	\$143,900	\$141,500	\$141,100
Comparable Estimate	\$146,600 (\$129.96/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-1-10	113.42-4-47	113.57-2-22	113.34-2-49	113.12-1-6
Owner	Wanderlich, Keith C	Billups, Gregory A	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy
Address	66 Jane Dr	97 Constance Ln	49 Raymond Ave	97 Vern Ln	184 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	122	122	122	122	122
School Code	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 144	52 x 110	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 756	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	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 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1740	1536	1112	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	756 0	715 300	522 0	280 0	260 0
SFLA	2496	2251	1634	1512	1374
Att/Det Gar Sqft			528		
Prior Land	\$15,800				
Prior Total	\$155,000				
Comp Land Estimate	\$20,700	\$16,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	5/26/2020	6/26/2019	7/1/2020
Sale Price		\$203,000	\$206,500	\$165,000	\$185,000
Time Adj Sale Price		\$203,700	\$207,200	\$170,500	\$185,000
TADJSP/SQFT		\$90.49	\$126.81	\$112.76	\$134.64
Total Adj Factors	\$139,700	\$121,600	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$221,800	\$249,200	\$225,100	\$238,000
Comparable Estimate	\$230,800 (\$92.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-2-24	113.65-3-13	113.65-2-16	113.65-1-23	113.15-3-8
Owner	Ekes, Thomas D	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Budziszewski, Paul
Address	67 Jane Dr	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	65 x 125	50 x 149	50 x 128	73 x 104	63 x 374
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	1963 / 0	1958 / 0	1956 / 0	1966 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
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 / 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	1424	1428	1181	1572	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 360	0 0
SFLA	1424	1428	1181	1572	1430
Att/Det Gar Sqft	506	352	440	327	240
Prior Land	\$14,800				
Prior Total	\$106,900				
Comp Land Estimate	\$19,400	\$18,200	\$16,900	\$18,600	\$24,000
Sale Date		6/12/2020	7/21/2020	7/19/2019	8/14/2019
Sale Price		\$170,000	\$158,500	\$162,000	\$140,300
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$144,100
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$100.77
Total Adj Factors	\$100,100	\$101,300	\$84,200	\$107,600	\$100,100
Adjusted Sale Price		\$169,100	\$174,400	\$159,400	\$144,100
Comparable Estimate	\$164,400 (\$115.45/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	113.73-1-9	113.65-3-13	113.65-1-23	113.79-3-4	113.65-2-16	113.15-3-8
Owner	Cummings John F	Widelski, Diane	Pari, Sharon A	Wharam, Amanda	Shurilla, Hannah	Budziszewski, Paul
Address	70 Jane Dr	19 Trudy Ln	110 Jane Dr	131 Cayuga Creek Rd	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 143	50 x 149	73 x 104	106 x 372	50 x 128	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1966 / 0	1960 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	1518	1428	1572	1530	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 1135	0 868	0 0
SFLA	1518	1428	1572	1530	1181	1430
Att/Det Gar Sqft	506	352	327	330	440	240
Prior Land	\$15,800					
Prior Total	\$114,000					
Comp Land Estimate	\$20,700	\$18,200	\$18,600	\$30,500	\$16,900	\$24,000
Sale Date		6/12/2020	7/19/2019	8/13/2020	7/21/2020	8/14/2019
Sale Price		\$170,000	\$162,000	\$188,000	\$158,500	\$140,300
Time Adj Sale Price		\$170,300	\$166,900	\$188,000	\$158,500	\$144,100
TADJSP/SQFT		\$119.26	\$106.17	\$122.88	\$134.21	\$100.77
Total Adj Factors	\$106,200	\$101,300	\$107,600	\$112,000	\$84,200	\$100,100
Adjusted Sale Price		\$175,200	\$165,500	\$182,200	\$180,500	\$150,200
Comparable Estimate	\$170,700 (\$112.45/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-25	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10	113.65-2-3
Owner	Borkowski, Dolores I	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L	Raut, Upendra
Address	71 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 125	50 x 128	50 x 149	86 x 123	55 x 145	57 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	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 0	1956 / 0	1965 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	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	4 Full 0
1st Sty Area	1287	1181	1428	1181	1306	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 400	0 448
SFLA	1287	1181	1428	1181	1306	1181
Att/Det Gar Sqft	322	440	352	391	320	
Prior Land	\$12,700					
Prior Total	\$103,000					
Comp Land Estimate	\$17,300	\$16,900	\$18,200	\$21,800	\$19,500	\$16,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12	\$125.23
Total Adj Factors	\$87,700	\$84,200	\$101,300	\$93,000	\$92,400	\$82,800
Adjusted Sale Price		\$162,000	\$156,700	\$162,400	\$135,200	\$152,800
Comparable Estimate	\$153,800 (\$119.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-8	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Pajak, David F	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	74 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1166	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 960	0 450
SFLA	1166	1181	1181	1181	1428	1100
Att/Det Gar Sqft	484	440	391		352	260
Prior Land	\$13,100					
Prior Total	\$105,000					
Comp Land Estimate	\$17,700	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$85,400	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$159,700	\$160,100	\$150,500	\$154,400	\$148,100
Comparable Estimate	\$154,600 (\$132.59/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-26	113.65-2-16	113.65-3-13	113.73-2-10	113.65-1-5	113.65-2-3
Owner	Majchrzak, Leo S	Shurilla, Hannah	Widelski, Diane	Comisso, Erica L	Subba, Bir D	Raut, Upendra
Address	75 Jane Dr	25 Ceil Dr	19 Trudy Ln	96 Ceil Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 125	50 x 128	50 x 149	55 x 145	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 0	1965 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	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	1306	1181	1428	1306	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 495	0 868	0 960	0 400	0 650	0 448
SFLA	1306	1181	1428	1306	1181	1181
Att/Det Gar Sqft	322	440	352	320	391	
Prior Land	\$13,500					
Prior Total	\$111,000					
Comp Land Estimate	\$18,200	\$16,900	\$18,200	\$19,500	\$21,800	\$16,600
Sale Date		7/21/2020	6/12/2020	6/4/2018	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$128,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$139,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$107.12	\$142.00	\$125.23
Total Adj Factors	\$95,300	\$84,200	\$101,300	\$92,400	\$93,000	\$82,800
Adjusted Sale Price		\$169,600	\$164,300	\$142,800	\$170,000	\$160,400
Comparable Estimate	\$161,400 (\$123.58/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	113.73-1-7	113.65-2-16	113.65-1-5	113.65-3-13	113.65-2-3	113.73-2-10
Owner	Jarvis, Nicholas J	Shurilla, Hannah	Subba, Bir D	Widelski, Diane	Raut, Upendra	Comisso, Erica L
Address	78 Jane Dr	25 Ceil Dr	12 Ceil Dr	19 Trudy Ln	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 137	50 x 128	86 x 123	50 x 149	57 x 102	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	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	1240	1181	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 960	0 448	0 400
SFLA	1240	1181	1181	1428	1181	1306
Att/Det Gar Sqft	440	440	391	352		320
Prior Land	\$12,900					
Prior Total	\$102,900					
Comp Land Estimate	\$17,500	\$16,900	\$21,800	\$18,200	\$16,600	\$19,500
Sale Date		7/21/2020	11/26/2019	6/12/2020	7/11/2019	6/4/2018
Sale Price		\$158,500	\$164,900	\$170,000	\$143,560	\$128,000
Time Adj Sale Price		\$158,500	\$167,700	\$170,300	\$147,900	\$139,900
TADJSP/SQFT		\$134.21	\$142.00	\$119.26	\$125.23	\$107.12
Total Adj Factors	\$81,900	\$84,200	\$93,000	\$101,300	\$82,800	\$92,400
Adjusted Sale Price		\$156,200	\$156,600	\$150,900	\$147,000	\$129,400
Comparable Estimate	\$148,000 (\$119.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-2-27	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3
Owner	Schreier, Donald F	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra
Address	79 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 125	50 x 128	50 x 149	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1958 / 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 Yes	3 Hot wtr/stm 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	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	1306	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448
SFLA	1306	1181	1428	1181	1306
Att/Det Gar Sqft	322	440	352	391	320
Prior Land	\$13,500				
Prior Total	\$104,800				
Comp Land Estimate	\$18,200	\$16,900	\$18,200	\$21,800	\$16,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23
Total Adj Factors	\$90,500	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$164,800	\$159,500	\$165,200	\$155,600
Comparable Estimate	\$156,600 (\$119.91/SFLA)				\$138,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-6	113.42-6-22	113.57-2-22	113.65-1-23	113.65-3-13	113.49-1-17
Owner	Love, Jada K	Shepard, Joseph	Andrews, Christopher	Pari, Sharon A	Widelski, Diane	Khounthy, Sanaxay
Address	82 Jane Dr	64 Fairelm Ln	49 Raymond Ave	110 Jane Dr	19 Trudy Ln	143 Ludwig 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	122	122	122	122	122	122
School Code	143009	143001	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 134	53 x 100	60 x 145	73 x 104	50 x 149	90 x 146
Building Style	14 other	14 Unknown	03 Split level	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1960 / 0	1966 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.0	1.7
Bedrooms	4	6	3	3	3	4
Full/Half Baths	1 / 1	2 / 1	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	1490	1336	1112	1572	1428	1004
2nd Sty Area	615	704	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	522 0	0 360	0 960	0 0
SFLA	1760	2040	1634	1572	1428	1757
Att/Det Gar Sqft	345	308	528	327	352	400
Prior Land	\$12,700					
Prior Total	\$120,000					
Comp Land Estimate	\$17,300	\$15,700	\$20,100	\$18,600	\$18,200	\$24,200
Sale Date		5/11/2020	5/26/2020	7/19/2019	6/12/2020	6/18/2019
Sale Price		\$175,000	\$206,500	\$162,000	\$170,000	\$155,000
Time Adj Sale Price		\$175,600	\$207,200	\$166,900	\$170,300	\$160,200
TADJSP/SQFT		\$86.08	\$126.81	\$106.17	\$119.26	\$91.18
Total Adj Factors	\$91,500	\$107,300	\$97,700	\$107,600	\$101,300	\$95,700
Adjusted Sale Price		\$159,800	\$201,000	\$150,800	\$160,500	\$156,000
Comparable Estimate	\$165,600 (\$94.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-2-28	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3
Owner	Korczynski Gregory R 8	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra
Address	83 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 125	50 x 128	50 x 149	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	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	1287	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448
SFLA	1287	1181	1428	1181	1306
Att/Det Gar Sqft	322	440	352	391	320
Prior Land	\$12,300				
Prior Total	\$108,900				
Comp Land Estimate	\$16,700	\$16,900	\$18,200	\$21,800	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23
Total Adj Factors	\$86,500	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$160,800	\$155,500	\$161,200	\$151,600
Comparable Estimate	\$152,600 (\$118.57/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-5	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.65-3-13
Owner	Ott, Mary A	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Widelski, Diane
Address	86 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 133	50 x 128	86 x 123	57 x 102	69 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	1148	1181	1181	1181	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 960
SFLA	1148	1181	1181	1181	1100	1428
Att/Det Gar Sqft	345	440	391		260	352
Prior Land	\$12,700					
Prior Total	\$101,000					
Comp Land Estimate	\$17,300	\$16,900	\$21,800	\$16,600	\$18,700	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$119.26
Total Adj Factors	\$80,600	\$84,200	\$93,000	\$82,800	\$82,300	\$101,300
Adjusted Sale Price		\$154,900	\$155,300	\$145,700	\$143,300	\$149,600
Comparable Estimate	\$149,800 (\$130.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-2-29	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10
Owner	Doelman, Jamie D	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L
Address	87 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	55 x 125	50 x 128	50 x 149	86 x 123	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 0	1956 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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	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	1306	1181	1428	1181	1306
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 868	0 960	0 650	0 400
SFLA	1306	1181	1428	1181	1306
Att/Det Gar Sqft	322	440	352	391	320
Prior Land	\$13,500				
Prior Total	\$107,070				
Comp Land Estimate	\$18,200	\$16,900	\$18,200	\$21,800	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12
Total Adj Factors	\$79,800	\$84,200	\$101,300	\$93,000	\$82,800
Adjusted Sale Price		\$154,100	\$148,800	\$154,500	\$127,300
Comparable Estimate	\$145,900 (\$111.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-1-4	113.65-3-13	113.65-2-16	113.65-1-23	113.65-1-5
Owner	Kornowicz, Jerome H	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Subba, Bir D
Address	90 Jane Dr	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	52 x 130	50 x 149	50 x 128	73 x 104	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1958 / 0	1956 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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 / 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	1374	1428	1181	1572	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 960	0 868	0 360	0 650
SFLA	1374	1428	1181	1572	1181
Att/Det Gar Sqft	528	352	440	327	391
Prior Land	\$13,100				
Prior Total	\$112,000				
Comp Land Estimate	\$17,600	\$18,200	\$16,900	\$18,600	\$21,800
Sale Date		6/12/2020	7/21/2020	7/19/2019	11/26/2019
Sale Price		\$170,000	\$158,500	\$162,000	\$164,900
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$167,700
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$142.00
Total Adj Factors	\$98,100	\$101,300	\$84,200	\$107,600	\$93,000
Adjusted Sale Price		\$167,100	\$172,400	\$157,400	\$172,800
Comparable Estimate	\$163,100 (\$118.7/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-30	113.65-2-16	113.65-3-13	113.65-1-5	113.73-2-10	113.65-2-3
Owner	Arlene Durski 2019 Rev	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Comisso, Erica L	Raut, Upendra
Address	91 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	96 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 125	50 x 128	50 x 149	86 x 123	55 x 145	57 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	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 0	1956 / 0	1965 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	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	4 Full 0
1st Sty Area	1306	1181	1428	1181	1306	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 400	0 448
SFLA	1306	1181	1428	1181	1306	1181
Att/Det Gar Sqft	322	440	352	391	320	
Prior Land	\$13,500					
Prior Total	\$109,000					
Comp Land Estimate	\$18,200	\$16,900	\$18,200	\$21,800	\$19,500	\$16,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	6/4/2018	7/11/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$128,000	\$143,560
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$139,900	\$147,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$107.12	\$125.23
Total Adj Factors	\$89,300	\$84,200	\$101,300	\$93,000	\$92,400	\$82,800
Adjusted Sale Price		\$163,600	\$158,300	\$164,000	\$136,800	\$154,400
Comparable Estimate	\$155,400 (\$118.99/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-3	113.65-3-13	113.65-1-23	113.65-2-16	113.15-3-8	113.79-3-4
Owner	Babicz, Mildred C	Widelski, Diane	Pari, Sharon A	Shurilla, Hannah	Budziszewski, Paul	Wharam, Amanda
Address	94 Jane Dr	19 Trudy Ln	110 Jane Dr	25 Ceil Dr	2937 William St	131 Cayuga Creek 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	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 126	50 x 149	73 x 104	50 x 128	63 x 374	106 x 372
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1958 / 0	1966 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 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	1420	1428	1572	1181	1430	1530
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1280	0 960	0 360	0 868	0 0	0 1135
SFLA	1440	1428	1572	1181	1430	1530
Att/Det Gar Sqft	384	352	327	440	240	330
Prior Land	\$12,700					
Prior Total	\$112,000					
Comp Land Estimate	\$17,400	\$18,200	\$18,600	\$16,900	\$24,000	\$30,500
Sale Date		6/12/2020	7/19/2019	7/21/2020	8/14/2019	8/13/2020
Sale Price		\$170,000	\$162,000	\$158,500	\$140,300	\$188,000
Time Adj Sale Price		\$170,300	\$166,900	\$158,500	\$144,100	\$188,000
TADJSP/SQFT		\$119.26	\$106.17	\$134.21	\$100.77	\$122.88
Total Adj Factors	\$97,600	\$101,300	\$107,600	\$84,200	\$100,100	\$112,000
Adjusted Sale Price		\$166,600	\$156,900	\$171,900	\$141,600	\$173,600
Comparable Estimate	\$162,100 (\$112.57/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-2-31	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.73-2-10
Owner	Shields, Sherry L	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Comisso, Erica L
Address	95 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	63 x 125	50 x 128	50 x 149	86 x 123	57 x 102	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	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	1306	1181	1428	1181	1181	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448	0 400
SFLA	1306	1181	1428	1181	1181	1306
Att/Det Gar Sqft	506	440	352	391		320
Prior Land	\$14,500					
Prior Total	\$112,000					
Comp Land Estimate	\$19,100	\$16,900	\$18,200	\$21,800	\$16,600	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$107.12
Total Adj Factors	\$92,400	\$84,200	\$101,300	\$93,000	\$82,800	\$92,400
Adjusted Sale Price		\$166,700	\$161,400	\$167,100	\$157,500	\$139,900
Comparable Estimate	\$158,500 (\$121.36/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-1-2	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.65-3-13
Owner	Nawojski Michael J &	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Widelski, Diane
Address	98 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 123	50 x 128	86 x 123	57 x 102	69 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	1166	1181	1181	1181	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 868	0 650	0 448	0 450	0 960
SFLA	1166	1181	1181	1181	1100	1428
Att/Det Gar Sqft	322	440	391		260	352
Prior Land	\$12,100					
Prior Total	\$101,000					
Comp Land Estimate	\$16,600	\$16,900	\$21,800	\$16,600	\$18,700	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$119.26
Total Adj Factors	\$81,800	\$84,200	\$93,000	\$82,800	\$82,300	\$101,300
Adjusted Sale Price		\$156,100	\$156,500	\$146,900	\$144,500	\$150,800
Comparable Estimate	\$151,000 (\$129.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-17	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.73-2-10
Owner	Napora, Gloria A	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Comisso, Erica L
Address	99 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 128	50 x 149	86 x 123	57 x 102	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1298	1181	1428	1181	1181	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448	0 400
SFLA	1298	1181	1428	1181	1181	1306
Att/Det Gar Sqft	308	440	352	391		320
Prior Land	\$14,500					
Prior Total	\$111,000					
Comp Land Estimate	\$18,800	\$16,900	\$18,200	\$21,800	\$16,600	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$107.12
Total Adj Factors	\$90,300	\$84,200	\$101,300	\$93,000	\$82,800	\$92,400
Adjusted Sale Price		\$164,600	\$159,300	\$165,000	\$155,400	\$137,800
Comparable Estimate	\$156,400 (\$120.49/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	113.73-1-1	113.42-6-22	113.42-4-47	124.22-4-6	113.34-2-40	113.65-1-23
Owner	Knox, Vernetta	Shepard, Joseph	Billups, Gregory A	Kerr, Reginald E Sr	Rosario, Norma I	Pari, Sharon A
Address	102 Jane Dr	64 Fairelm Ln	97 Constance Ln	17 Cayuga Creek Rd	117 Vern Ln	110 Jane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	51 x 119	53 x 100	52 x 110	88 x 550	55 x 110	73 x 104
Building Style	14 other	14 Unknown	03 Split level	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	02 Brick
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1963 / 0	1948 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	2 / Y	0 / N	0 / N
Stories	2.0	2.0	1.0	1.7	1.7	1.0
Bedrooms	4	6	3	4	4	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	3 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1440	1336	1536	1527	1524	1572
2nd Sty Area	1104	704	0	475	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 1200	715 300	0 600	0 468	0 360
SFLA	2544	2040	2251	2791	2343	1572
Att/Det Gar Sqft	384	308		440		327
Prior Land	\$12,300					
Prior Total	\$142,000					
Comp Land Estimate	\$16,600	\$15,700	\$16,300	\$28,500	\$17,100	\$18,600
Sale Date		5/11/2020	5/29/2020	8/15/2019	4/28/2020	7/19/2019
Sale Price		\$175,000	\$203,000	\$189,000	\$195,000	\$162,000
Time Adj Sale Price		\$175,600	\$203,700	\$194,100	\$196,000	\$166,900
TADJSP/SQFT		\$86.08	\$90.49	\$69.54	\$83.65	\$106.17
Total Adj Factors	\$125,900	\$107,300	\$121,600	\$159,700	\$130,100	\$107,600
Adjusted Sale Price		\$194,200	\$208,000	\$160,300	\$191,800	\$185,200
Comparable Estimate	\$187,900 (\$73.86/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-18	113.65-3-13	113.65-2-16	113.65-1-5	113.65-2-3	113.15-3-8
Owner	Szymkowiak, Claire M	Widelski, Diane	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Budziszewski, Paul
Address	103 Jane Dr	19 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 103	50 x 149	50 x 128	86 x 123	57 x 102	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1351	1428	1181	1181	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 650	0 448	0 0
SFLA	1351	1428	1181	1181	1181	1430
Att/Det Gar Sqft	322	352	440	391		240
Prior Land	\$12,100					
Prior Total	\$107,900					
Comp Land Estimate	\$16,200	\$18,200	\$16,900	\$21,800	\$16,600	\$24,000
Sale Date		6/12/2020	7/21/2020	11/26/2019	7/11/2019	8/14/2019
Sale Price		\$170,000	\$158,500	\$164,900	\$143,560	\$140,300
Time Adj Sale Price		\$170,300	\$158,500	\$167,700	\$147,900	\$144,100
TADJSP/SQFT		\$119.26	\$134.21	\$142.00	\$125.23	\$100.77
Total Adj Factors	\$90,300	\$101,300	\$84,200	\$93,000	\$82,800	\$100,100
Adjusted Sale Price		\$159,300	\$164,600	\$165,000	\$155,400	\$134,300
Comparable Estimate	\$155,700 (\$115.25/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-24	113.65-3-13	113.65-2-16	113.65-1-23	113.65-1-5	113.65-2-3
Owner	Dixon, JoAnn	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Subba, Bir D	Raut, Upendra
Address	106 Jane Dr	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 101	50 x 149	50 x 128	73 x 104	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1967 / 0	1958 / 0	1956 / 0	1966 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1351	1428	1181	1572	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 360	0 650	0 448
SFLA	1351	1428	1181	1572	1181	1181
Att/Det Gar Sqft	506	352	440	327	391	
Prior Land	\$13,900					
Prior Total	\$105,000					
Comp Land Estimate	\$17,900	\$18,200	\$16,900	\$18,600	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	7/19/2019	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$162,000	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$142.00	\$125.23
Total Adj Factors	\$96,600	\$101,300	\$84,200	\$107,600	\$93,000	\$82,800
Adjusted Sale Price		\$165,600	\$170,900	\$155,900	\$171,300	\$161,700
Comparable Estimate	\$165,100 (\$122.21/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-19	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.65-1-23
Owner	Hoda, Helenne	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Pari, Sharon A
Address	107 Jane Dr	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	110 Jane Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 119	50 x 128	50 x 149	86 x 123	57 x 102	73 x 104
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	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	1314	1181	1428	1181	1181	1572
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 690	0 868	0 960	0 650	0 448	0 360
SFLA	1314	1181	1428	1181	1181	1572
Att/Det Gar Sqft	308	440	352	391		327
Prior Land	\$14,500					
Prior Total	\$114,000					
Comp Land Estimate	\$18,900	\$16,900	\$18,200	\$21,800	\$16,600	\$18,600
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	7/19/2019
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$162,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$166,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$106.17
Total Adj Factors	\$94,500	\$84,200	\$101,300	\$93,000	\$82,800	\$107,600
Adjusted Sale Price		\$168,800	\$163,500	\$169,200	\$159,600	\$153,800
Comparable Estimate	\$163,000 (\$124.05/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-23	113.65-1-23	113.65-3-13	113.79-3-4	113.65-2-16	113.15-3-8
Owner	Pari, Sharon A	Pari, Sharon A	Widelski, Diane	Wharam, Amanda	Shurilla, Hannah	Budziszewski, Paul
Address	110 Jane Dr	110 Jane Dr	19 Trudy Ln	131 Cayuga Creek Rd	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 104	73 x 104	50 x 149	106 x 372	50 x 128	63 x 374
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1958 / 0	1960 / 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	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 No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	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	1572	1572	1428	1530	1181	1430
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 360	0 960	0 1135	0 868	0 0
SFLA	1572	1572	1428	1530	1181	1430
Att/Det Gar Sqft	327	327	352	330	440	240
Prior Land	\$14,400					
Prior Total	\$113,000					
Comp Land Estimate	\$18,600	\$18,600	\$18,200	\$30,500	\$16,900	\$24,000
Sale Date		7/19/2019	6/12/2020	8/13/2020	7/21/2020	8/14/2019
Sale Price		\$162,000	\$170,000	\$188,000	\$158,500	\$140,300
Time Adj Sale Price		\$166,900	\$170,300	\$188,000	\$158,500	\$144,100
TADJSP/SQFT		\$106.17	\$119.26	\$122.88	\$134.21	\$100.77
Total Adj Factors	\$107,600	\$107,600	\$101,300	\$112,000	\$84,200	\$100,100
Adjusted Sale Price		\$166,900	\$176,600	\$183,600	\$181,900	\$151,600
Comparable Estimate	\$172,100 (\$109.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-20.1	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Urban, Philip J	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	111 Jane Dr	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 321	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1196	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 868	0 650	0 448	0 960	0 450
SFLA	1196	1181	1181	1181	1428	1100
Att/Det Gar Sqft	308 960	440	391	352	260	
Prior Land	\$19,700					
Prior Total	\$118,000					
Comp Land Estimate	\$17,200	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$95,500	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$169,800	\$170,200	\$160,600	\$164,500	\$158,200
Comparable Estimate	\$164,700 (\$137.71/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-1-22	113.65-3-13	113.65-2-16	113.65-1-23	113.65-1-5	113.65-2-3
Owner	Christen Jonathan J	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Subba, Bir D	Raut, Upendra
Address	114 Jane Dr	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	64 x 118	50 x 149	50 x 128	73 x 104	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1965 / 0	1958 / 0	1956 / 0	1966 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0	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	1351	1428	1181	1572	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 360	0 650	0 448
SFLA	1351	1428	1181	1572	1181	1181
Att/Det Gar Sqft	506	352	440	327	391	
Prior Land	\$14,200					
Prior Total	\$109,000					
Comp Land Estimate	\$18,700	\$18,200	\$16,900	\$18,600	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	7/19/2019	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$162,000	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$142.00	\$125.23
Total Adj Factors	\$94,500	\$101,300	\$84,200	\$107,600	\$93,000	\$82,800
Adjusted Sale Price		\$163,500	\$168,800	\$153,800	\$169,200	\$159,600
Comparable Estimate	\$163,000 (\$120.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-27	113.65-3-13	113.42-4-33	113.15-3-8	113.57-3-23	113.50-2-1
Owner	Kujawa, Patricia	Widelski, Diane	Kling, John L IV	Budziszewski, Paul	Kehoe, Kim M	Kulpa, Frances A
Address	5 Joanne Ln	19 Trudy Ln	69 Constance Ln	2937 William St	24 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 149	50 x 110	63 x 374	69 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1963 / 0	1957 / 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 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	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 / 1	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1491	1428	1384	1430	1100	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 0	0 450	0 672
SFLA	1491	1428	1384	1430	1100	1248
Att/Det Gar Sqft	350	352	308	240	260	308
Prior Land	\$14,500					
Prior Total	\$123,504					
Comp Land Estimate	\$18,800	\$18,200	\$15,700	\$24,000	\$18,700	\$15,700
Sale Date		6/12/2020	4/14/2020	8/14/2019	9/15/2020	12/9/2019
Sale Price		\$170,000	\$129,000	\$140,300	\$145,000	\$125,000
Time Adj Sale Price		\$170,300	\$129,600	\$144,100	\$145,000	\$126,700
TADJSP/SQFT		\$119.26	\$93.64	\$100.77	\$131.82	\$101.52
Total Adj Factors	\$104,400	\$101,300	\$82,000	\$100,100	\$82,300	\$76,000
Adjusted Sale Price		\$173,400	\$152,000	\$148,400	\$167,100	\$155,100
Comparable Estimate	\$159,200 (\$106.77/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-28	113.57-3-23	113.57-2-1	113.41-1-30	113.33-1-11	113.41-2-11
Owner	Ereiz Hrvoje	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Heller, Kristen A	Silverman, David	Yetman, Carissa M
Address	7 Joanne Ln	24 Vern Ln	29 Vern Ln	243 Ludwig Ave	278 Raymond Ave	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	69 x 110	70 x 110	50 x 146	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1964 / 0	1967 / 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 90
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	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1100	1100	1032	1107	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 450	0 550	0 0	0 712	0 0
SFLA	1075	1100	1100	1032	1107	1104
Att/Det Gar Sqft	350	260	350	308	280	336
Prior Land	\$14,500					
Prior Total	\$91,900					
Comp Land Estimate	\$18,800	\$18,700	\$18,800	\$18,000	\$17,800	\$18,500
Sale Date		9/15/2020	3/9/2020	10/26/2020	7/27/2020	9/9/2019
Sale Price		\$145,000	\$142,000	\$160,000	\$165,000	\$126,000
Time Adj Sale Price		\$145,000	\$142,900	\$160,000	\$165,000	\$129,000
TADJSP/SQFT		\$131.82	\$129.91	\$155.04	\$149.05	\$116.85
Total Adj Factors	\$78,600	\$82,300	\$80,600	\$76,200	\$80,700	\$71,200
Adjusted Sale Price		\$141,300	\$140,900	\$162,400	\$162,900	\$136,400
Comparable Estimate	\$148,800 (\$138.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-29	113.50-3-29	113.42-4-27	113.42-4-30	113.34-1-2	113.42-3-26
Owner	Lamb, Steven	Lamb, Steven	Buziak, Kimberly L	Accurso, Robert D	Ferrentino, Bryan	Brusehaber, Scott M
Address	9 Joanne Ln	9 Joanne Ln	57 Constance Ln	63 Constance Ln	91 Vern Ln	63 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	70 x 110	50 x 110	50 x 110	56 x 227	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1963 / 0	1964 / 0	1959 / 0	1965 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 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	1633	1633	1248	1272	1193	1148
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 1272	0 0	0 400
SFLA	1633	1633	1248	1272	1193	1148
Att/Det Gar Sqft	352	352	308	308	440	330
Prior Land	\$14,500					
Prior Total	\$130,000					
Comp Land Estimate	\$18,800	\$18,800	\$15,700	\$15,700	\$22,100	\$15,700
Sale Date		7/20/2018	5/18/2020	11/18/2019	5/4/2020	8/18/2020
Sale Price		\$196,215	\$165,000	\$185,000	\$166,000	\$175,000
Time Adj Sale Price		\$213,300	\$165,600	\$188,100	\$166,600	\$175,000
TADJSP/SQFT		\$130.62	\$132.69	\$147.88	\$139.65	\$152.44
Total Adj Factors	\$137,300	\$137,300	\$97,900	\$104,800	\$101,900	\$92,800
Adjusted Sale Price		\$213,300	\$205,000	\$220,600	\$202,000	\$219,500
Comparable Estimate	\$212,100 (\$129.88/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-30	113.42-3-26	113.34-1-2	113.42-4-27	113.49-1-21	113.57-3-23
Owner	Bishop, Patrick R	Brusehaber, Scott M	Ferrentino, Bryan	Buziak, Kimberly L	Castillo, Paulino	Kehoe, Kim M
Address	11 Joanne Ln	63 Joanne Ln	91 Vern Ln	57 Constance Ln	171 Ludwig Ave	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 110	50 x 110	56 x 227	50 x 110	60 x 146	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1965 / 0	1959 / 0	1963 / 0	1957 / 0	1957 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	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	1075	1148	1193	1248	988	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 450
SFLA	1075	1148	1193	1248	988	1100
Att/Det Gar Sqft	600	330	440	308	308	260
Prior Land	\$15,200					
Prior Total	\$108,000					
Comp Land Estimate	\$19,500	\$15,700	\$22,100	\$15,700	\$20,200	\$18,700
Sale Date		8/18/2020	5/4/2020	5/18/2020	9/19/2019	9/15/2020
Sale Price		\$175,000	\$166,000	\$165,000	\$149,900	\$145,000
Time Adj Sale Price		\$175,000	\$166,600	\$165,600	\$153,400	\$145,000
TADJSP/SQFT		\$152.44	\$139.65	\$132.69	\$155.26	\$131.82
Total Adj Factors	\$101,000	\$92,800	\$101,900	\$97,900	\$84,500	\$82,300
Adjusted Sale Price		\$183,200	\$165,700	\$168,700	\$169,900	\$163,700
Comparable Estimate	\$170,200 (\$158.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-31	113.50-3-10	113.65-3-13	113.42-4-33	113.15-3-8
Owner	Watt, Andrew C S	Peckenpaugh, Harold III	Wagner, Michael N	Kling, John L IV	Budziszewski, Paul
Address	15 Joanne Ln	32 Constance Ln	31 Constance Ln	69 Constance Ln	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	84 x 110	54 x 110	55 x 110	50 x 149	63 x 374
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	1964 / 0	1965 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1783	1732	1820	1428	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 750	0 960	0 0
SFLA	1783	1732	1820	1428	1430
Att/Det Gar Sqft	350	330	330	308	240
Prior Land	\$16,000				
Prior Total	\$138,000				
Comp Land Estimate	\$20,400	\$16,800	\$17,100	\$18,200	\$24,000
Sale Date		6/27/2018	6/7/2018	6/12/2020	8/14/2019
Sale Price		\$165,000	\$153,500	\$170,000	\$140,300
Time Adj Sale Price		\$180,400	\$167,800	\$170,300	\$144,100
TADJSP/SQFT		\$104.16	\$92.20	\$119.26	\$100.77
Total Adj Factors	\$118,000	\$115,100	\$119,800	\$101,300	\$100,100
Adjusted Sale Price		\$183,300	\$166,000	\$187,000	\$162,000
Comparable Estimate	\$172,800 (\$96.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-32	113.42-4-33	113.65-3-13	113.50-2-1	113.15-3-8
Owner	Chwojdak Gary & W	Kling, John L IV	Widelski, Diane	Kulpa, Frances A	Budziszewski, Paul
Address	17 Joanne Ln	69 Constance Ln	19 Trudy Ln	40 Joanne Ln	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	84 x 110	50 x 110	50 x 149	50 x 110	63 x 374
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	1963 / 0	1958 / 0	1961 / 0	1957 / 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 90	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	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 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1395	1384	1428	1248	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 672	0 0
SFLA	1395	1384	1428	1248	1430
Att/Det Gar Sqft	350	308	352	308	240
Prior Land	\$16,000				
Prior Total	\$114,706				
Comp Land Estimate	\$20,400	\$15,700	\$18,200	\$15,700	\$24,000
Sale Date		4/14/2020	6/12/2020	12/9/2019	8/14/2019
Sale Price		\$129,000	\$170,000	\$125,000	\$140,300
Time Adj Sale Price		\$129,600	\$170,300	\$126,700	\$144,100
TADJSP/SQFT		\$93.64	\$119.26	\$101.52	\$100.77
Total Adj Factors	\$96,000	\$82,000	\$101,300	\$76,000	\$100,100
Adjusted Sale Price		\$143,600	\$165,000	\$146,700	\$140,000
Comparable Estimate	\$150,800 (\$108.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-33	113.42-3-26	113.42-4-27	113.34-1-2	113.49-1-21
Owner	Conti, Anthony W	Brusehaber, Scott M	Buziak, Kimberly L	Ferrentino, Bryan	Castillo, Paulino
Address	19 Joanne Ln	63 Joanne Ln	57 Constance Ln	91 Vern Ln	171 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	84 x 110	50 x 110	50 x 110	56 x 227	60 x 146
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	1965 / 0	1963 / 0	1959 / 0	1965 / 0
Condition	4 Good	4 Good	4 Good	4 Good	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 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1148	1248	1193	1074
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0
SFLA	1075	1148	1248	1193	1074
Att/Det Gar Sqft	350	330	308	440	308
Prior Land	\$16,000				
Prior Total	\$103,000				
Comp Land Estimate	\$20,400	\$15,700	\$15,700	\$22,100	\$18,800
Sale Date		8/18/2020	5/18/2020	5/4/2020	9/19/2019
Sale Price		\$175,000	\$165,000	\$166,000	\$149,900
Time Adj Sale Price		\$175,000	\$165,600	\$166,600	\$153,400
TADJSP/SQFT		\$152.44	\$132.69	\$139.65	\$155.26
Total Adj Factors	\$90,700	\$92,800	\$97,900	\$101,900	\$88,900
Adjusted Sale Price		\$172,900	\$158,400	\$155,400	\$163,500
Comparable Estimate	\$162,000 (\$150.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-12	113.57-3-23	113.57-2-1	113.33-1-11	113.41-2-11
Owner	Crone, David	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Yetman, Carissa M
Address	20 Joanne Ln	24 Vern Ln	29 Vern Ln	278 Raymond Ave	67 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	157 x 120	69 x 110	70 x 110	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1967 / 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 90
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	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	1100	1100	1100	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 450	0 550	0 712	0 0
SFLA	1100	1100	1100	1107	1104
Att/Det Gar Sqft	600	260	350	280	336
Prior Land	\$25,600				
Prior Total	\$111,000				
Comp Land Estimate	\$30,000	\$18,700	\$18,800	\$17,800	\$18,500
Sale Date		9/15/2020	3/9/2020	7/27/2020	9/9/2019
Sale Price		\$145,000	\$142,000	\$165,000	\$126,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$129,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$116.85
Total Adj Factors	\$91,700	\$82,300	\$80,600	\$80,700	\$71,200
Adjusted Sale Price		\$154,400	\$154,000	\$176,000	\$149,500
Comparable Estimate	\$158,600 (\$144.18/SFLA)				\$83,800 \$158,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-34	113.57-3-23	113.57-2-1	113.33-1-11	113.41-1-30
Owner	Malachowski, Dawn M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Heller, Kristen A
Address	21 Joanne Ln	24 Vern Ln	29 Vern Ln	278 Raymond Ave	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	78 x 110	69 x 110	70 x 110	50 x 141	50 x 146
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	1955 / 0	1967 / 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 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 / 1	2 / 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	1075	1100	1100	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 450	0 550	0 712	0 0
SFLA	1075	1100	1100	1107	1032
Att/Det Gar Sqft	350	260	350	280	308
Prior Land	\$15,500				
Prior Total	\$112,000				
Comp Land Estimate	\$19,700	\$18,700	\$18,800	\$17,800	\$18,000
Sale Date		9/15/2020	3/9/2020	7/27/2020	10/26/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$155.04
Total Adj Factors	\$90,600	\$82,300	\$80,600	\$80,700	\$76,200
Adjusted Sale Price		\$153,300	\$152,900	\$174,900	\$174,400
Comparable Estimate	\$160,800 (\$149.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-11	113.42-3-26	113.42-4-27	113.34-1-2	113.49-1-21
Owner	Nigro, Ronald	Brusehaber, Scott M	Buziak, Kimberly L	Ferrentino, Bryan	Castillo, Paulino
Address	22 Joanne Ln	63 Joanne Ln	57 Constance Ln	91 Vern Ln	171 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	105 x 111	50 x 110	50 x 110	56 x 227	60 x 146
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	1965 / 0	1963 / 0	1959 / 0	1965 / 0
Condition	4 Good	4 Good	4 Good	4 Good	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 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	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1148	1248	1193	1074
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 400	0 0	0 0	0 0
SFLA	1056	1148	1248	1193	1074
Att/Det Gar Sqft	400	330	308	440	308
Prior Land	\$18,500				
Prior Total	\$115,000				
Comp Land Estimate	\$22,900	\$15,700	\$15,700	\$22,100	\$18,800
Sale Date		8/18/2020	5/18/2020	5/4/2020	9/19/2019
Sale Price		\$175,000	\$165,000	\$166,000	\$149,900
Time Adj Sale Price		\$175,000	\$165,600	\$166,600	\$153,400
TADJSP/SQFT		\$152.44	\$132.69	\$139.65	\$155.26
Total Adj Factors	\$98,000	\$92,800	\$97,900	\$101,900	\$88,900
Adjusted Sale Price		\$180,200	\$165,700	\$162,700	\$170,800
Comparable Estimate	\$169,300 (\$160.32/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-35	113.57-3-23	113.57-2-1	113.33-1-11	113.41-2-11	113.41-1-30
Owner	Pappas, Angeline	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Yetman, Carissa M	Heller, Kristen A
Address	23 Joanne Ln	24 Vern Ln	29 Vern Ln	278 Raymond Ave	67 Vern Ln	243 Ludwig 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	69 x 110	70 x 110	50 x 141	70 x 107	50 x 146
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	1957 / 0	1955 / 0	1967 / 0	1956 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air 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	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1100	1100	1107	1104	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0	0 0
SFLA	1075	1100	1100	1107	1104	1032
Att/Det Gar Sqft	350	260	350	280	336	308
Prior Land	\$14,500					
Prior Total	\$102,000					
Comp Land Estimate	\$18,800	\$18,700	\$18,800	\$17,800	\$18,500	\$18,000
Sale Date		9/15/2020	3/9/2020	7/27/2020	9/9/2019	10/26/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$126,000	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$129,000	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$116.85	\$155.04
Total Adj Factors	\$77,900	\$82,300	\$80,600	\$80,700	\$71,200	\$76,200
Adjusted Sale Price		\$140,600	\$140,200	\$162,200	\$135,700	\$161,700
Comparable Estimate	\$148,100 (\$137.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-9.1	113.42-4-47	113.57-2-22	113.34-2-49	113.12-1-6
Owner	Taliaferro, Tanya	Billups, Gregory A	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy
Address	24 Joanne Ln	97 Constance Ln	49 Raymond Ave	97 Vern Ln	184 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	82 x 110	52 x 110	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1968 / 0	1963 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1100	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	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 1	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	1883	1536	1112	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1100 0	715 300	522 0	280 0	260 0
SFLA	2983	2251	1634	1512	1374
Att/Det Gar Sqft	432		528		
Prior Land	\$15,800				
Prior Total	\$150,000				
Comp Land Estimate	\$20,200	\$16,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	5/26/2020	6/26/2019	7/1/2020
Sale Price		\$203,000	\$206,500	\$165,000	\$185,000
Time Adj Sale Price		\$203,700	\$207,200	\$170,500	\$185,000
TADJSP/SQFT		\$90.49	\$126.81	\$112.76	\$134.64
Total Adj Factors	\$165,000	\$121,600	\$97,700	\$85,100	\$86,700
Adjusted Sale Price		\$247,100	\$274,500	\$250,400	\$263,300
Comparable Estimate	\$256,100 (\$85.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-36	113.49-1-21	113.42-3-26	113.34-1-2	113.34-3-10
Owner	Taberski Paul	Castillo, Paulino	Brusehaber, Scott M	Buziak, Kimberly L	Ferrentino, Bryan
Address	25 Joanne Ln	171 Ludwig Ave	63 Joanne Ln	57 Constance Ln	91 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 110	60 x 146	50 x 110	50 x 110	56 x 227
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	1965 / 0	1963 / 0	1965 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
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	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	988	1148	1248	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 612	0 0	0 400	0 0	0 0
SFLA	980	988	1148	1248	1193
Att/Det Gar Sqft	325	308	330	308	440
Prior Land	\$13,700				
Prior Total	\$110,000				
Comp Land Estimate	\$18,000	\$20,200	\$15,700	\$15,700	\$22,100
Sale Date		9/19/2019	8/18/2020	5/18/2020	5/4/2020
Sale Price		\$149,900	\$175,000	\$165,000	\$166,000
Time Adj Sale Price		\$153,400	\$175,000	\$165,600	\$166,600
TADJSP/SQFT		\$155.26	\$152.44	\$132.69	\$139.65
Total Adj Factors	\$84,200	\$84,500	\$92,800	\$97,900	\$101,900
Adjusted Sale Price		\$153,100	\$166,400	\$151,900	\$148,900
Comparable Estimate	\$155,500 (\$158.67/SFLA)				\$88,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-2-8	113.50-2-1	113.42-4-33	113.42-1-43	113.42-3-13	113.57-3-23
Owner	Savicic Zoran	Kulpa, Frances A	Kling, John L IV	Sherk, Alicia M	Rieman, Natalie C	Kehoe, Kim M
Address	26 Joanne Ln	40 Joanne Ln	69 Constance Ln	82 Vern Ln	60 Constance Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 110	50 x 110	58 x 112	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1961 / 0	1963 / 0	1957 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 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	1320	1248	1384	1193	1276	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1232	0 672	0 0	0 0	0 0	0 450
SFLA	1320	1248	1384	1193	1276	1100
Att/Det Gar Sqft	308	308	308	308	308	260
Prior Land	\$14,500					
Prior Total	\$119,000					
Comp Land Estimate	\$18,800	\$15,700	\$15,700	\$17,600	\$15,700	\$18,700
Sale Date		12/9/2019	4/14/2020	3/25/2020	8/1/2019	9/15/2020
Sale Price		\$125,000	\$129,000	\$150,000	\$145,000	\$145,000
Time Adj Sale Price		\$126,700	\$129,600	\$151,000	\$148,900	\$145,000
TADJSP/SQFT		\$101.52	\$93.64	\$126.57	\$116.69	\$131.82
Total Adj Factors	\$96,600	\$76,000	\$82,000	\$83,800	\$87,000	\$82,300
Adjusted Sale Price		\$147,300	\$144,200	\$163,800	\$158,500	\$159,300
Comparable Estimate	\$154,600 (\$117.12/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-37	113.57-3-23	113.57-2-1	113.33-1-11	113.41-1-30	113.41-2-11
Owner	Aviles Jose Orlando	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Heller, Kristen A	Yetman, Carissa M
Address	27 Joanne Ln	24 Vern Ln	29 Vern Ln	278 Raymond Ave	243 Ludwig Ave	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	69 x 110	70 x 110	50 x 141	50 x 146	70 x 107
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	1957 / 0	1955 / 0	1967 / 0	1964 / 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 90
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	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	1100	1100	1107	1032	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0	0 0
SFLA	1075	1100	1100	1107	1032	1104
Att/Det Gar Sqft	350	260	350	280	308	336
Prior Land	\$14,500					
Prior Total	\$102,000					
Comp Land Estimate	\$18,800	\$18,700	\$18,800	\$17,800	\$18,000	\$18,500
Sale Date		9/15/2020	3/9/2020	7/27/2020	10/26/2020	9/9/2019
Sale Price		\$145,000	\$142,000	\$165,000	\$160,000	\$126,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$160,000	\$129,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$155.04	\$116.85
Total Adj Factors	\$77,900	\$82,300	\$80,600	\$80,700	\$76,200	\$71,200
Adjusted Sale Price		\$140,600	\$140,200	\$162,200	\$161,700	\$135,700
Comparable Estimate	\$148,100 (\$137.77/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-7	113.42-4-33	113.50-2-1	113.65-3-13	113.42-3-13
Owner	Grover, Russell F	Kling, John L IV	Kulpa, Frances A	Widelski, Diane	Rieman, Natalie C
Address	28 Joanne Ln	69 Constance Ln	40 Joanne Ln	19 Trudy Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	70 x 110	50 x 110	50 x 110	50 x 149	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1963 / 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 90	C Average 90	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 / 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	1420	1384	1248	1428	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 440	0 0	0 672	0 960	0 0
SFLA	1420	1384	1248	1428	1276
Att/Det Gar Sqft	350	308	308	352	308
Prior Land	\$14,500				
Prior Total	\$120,000				
Comp Land Estimate	\$18,800	\$15,700	\$15,700	\$18,200	\$15,700
Sale Date		4/14/2020	12/9/2019	6/12/2020	8/1/2019
Sale Price		\$129,000	\$125,000	\$170,000	\$145,000
Time Adj Sale Price		\$129,600	\$126,700	\$170,300	\$148,900
TADJSP/SQFT		\$93.64	\$101.52	\$119.26	\$116.69
Total Adj Factors	\$98,500	\$82,000	\$76,000	\$101,300	\$87,000
Adjusted Sale Price		\$146,100	\$149,200	\$167,500	\$160,400
Comparable Estimate	\$157,800 (\$111.13/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-38	113.42-4-33	113.65-3-13	113.50-2-1	113.15-3-8	113.42-1-43
Owner	The Rita M Fraas Trust	Kling, John L IV	Widelski, Diane	Kulpa, Frances A	Budziszewski, Paul	Sherk, Alicia M
Address	29 Joanne Ln	69 Constance Ln	19 Trudy Ln	40 Joanne Ln	2937 William St	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 110	50 x 110	50 x 149	50 x 110	63 x 374	58 x 112
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	1957 / 0	1963 / 0	1958 / 0	1961 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 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	1468	1384	1428	1248	1430	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1000	0 0	0 960	0 672	0 0	0 0
SFLA	1468	1384	1428	1248	1430	1193
Att/Det Gar Sqft	350	308	352	308	240	308
Prior Land	\$14,000					
Prior Total	\$123,919					
Comp Land Estimate	\$18,400	\$15,700	\$18,200	\$15,700	\$24,000	\$17,600
Sale Date		4/14/2020	6/12/2020	12/9/2019	8/14/2019	3/25/2020
Sale Price		\$129,000	\$170,000	\$125,000	\$140,300	\$150,000
Time Adj Sale Price		\$129,600	\$170,300	\$126,700	\$144,100	\$151,000
TADJSP/SQFT		\$93.64	\$119.26	\$101.52	\$100.77	\$126.57
Total Adj Factors	\$103,800	\$82,000	\$101,300	\$76,000	\$100,100	\$83,800
Adjusted Sale Price		\$151,400	\$172,800	\$154,500	\$147,800	\$171,000
Comparable Estimate	\$159,500 (\$108.65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-6	113.41-1-30	113.57-3-23	113.34-1-11	113.57-2-1
Owner	Porter, Jillian M	Heller, Kristen A	Kehoe, Kim M	Travis, Porsche L	Ziolkowski, Sarah Lynn
Address	30 Joanne Ln	243 Ludwig Ave	24 Vern Ln	17 Sandy Ln	29 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 110	50 x 146	69 x 110	74 x 190	70 x 110
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	1961 / 0	1964 / 0	1957 / 0	1959 / 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 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	1 / 0	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
1st Sty Area	1008	1032	1100	977	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 0	0 550
SFLA	1008	1032	1100	977	1100
Att/Det Gar Sqft	308	308	260	575	350
Prior Land	\$13,700				
Prior Total	\$95,000				
Comp Land Estimate	\$18,000	\$18,000	\$18,700	\$24,100	\$18,800
Sale Date		10/26/2020	9/15/2020	9/1/2020	3/9/2020
Sale Price		\$160,000	\$145,000	\$155,000	\$142,000
Time Adj Sale Price		\$160,000	\$145,000	\$155,000	\$142,900
TADJSP/SQFT		\$155.04	\$131.82	\$158.65	\$129.91
Total Adj Factors	\$73,200	\$76,200	\$82,300	\$81,700	\$80,600
Adjusted Sale Price		\$157,000	\$135,900	\$146,500	\$135,500
Comparable Estimate	\$146,500 (\$145.34/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-39	113.50-5-5	113.34-1-21	113.34-1-17	113.34-1-42
Owner	Jankowski, Peter P	Al Mamun, Abdullah	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M
Address	31 Joanne Ln	14 Fairoaks Ln	39 Sandy Ln	29 Sandy Ln	119 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	86 x 110	50 x 105	59 x 185	60 x 190	75 x 102
Building Style	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1967 / 0	1969 / 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 Yes	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	6	6	6	5
Full/Half Baths	2 / 1	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	1922	1218	1236	1134	1216
2nd Sty Area	1178	1218	1296	1161	1050
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0
SFLA	3100	2436	2532	2295	2266
Att/Det Gar Sqft	441	400	418	572	273
Prior Land	\$16,300				
Prior Total	\$162,000				
Comp Land Estimate	\$20,700	\$15,300	\$21,800	\$22,100	\$18,600
Sale Date		9/29/2020	9/13/2019	6/15/2020	6/3/2020
Sale Price		\$216,000	\$200,000	\$211,000	\$185,000
Time Adj Sale Price		\$216,000	\$204,700	\$211,400	\$185,300
TADJSP/SQFT		\$88.67	\$80.85	\$92.11	\$81.77
Total Adj Factors	\$144,100	\$102,200	\$107,900	\$100,500	\$93,200
Adjusted Sale Price		\$257,900	\$240,900	\$255,000	\$236,200
Comparable Estimate	\$245,000 (\$79.03/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-2-5	113.42-3-26	113.42-4-27	113.34-1-2	113.42-2-10	113.42-4-30
Owner	O'Sheehan, Barbara J	Brusehaber, Scott M	Buziak, Kimberly L	Ferrentino, Bryan	Pepin, Amy B	Accurso, Robert D
Address	32 Joanne Ln	63 Joanne Ln	57 Constance Ln	91 Vern Ln	48 Joanne Ln	63 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	50 x 110	50 x 110	56 x 227	60 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1963 / 0	1959 / 0	1964 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	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	1125	1148	1248	1193	1223	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 612	0 1272
SFLA	1125	1148	1248	1193	1223	1272
Att/Det Gar Sqft	325	330	308	440	322	308
Prior Land	\$14,500					
Prior Total	\$117,000					
Comp Land Estimate	\$18,800	\$15,700	\$15,700	\$22,100	\$17,700	\$15,700
Sale Date		8/18/2020	5/18/2020	5/4/2020	7/17/2019	11/18/2019
Sale Price		\$175,000	\$165,000	\$166,000	\$170,000	\$185,000
Time Adj Sale Price		\$175,000	\$165,600	\$166,600	\$175,100	\$188,100
TADJSP/SQFT		\$152.44	\$132.69	\$139.65	\$143.17	\$147.88
Total Adj Factors	\$91,500	\$92,800	\$97,900	\$101,900	\$102,700	\$104,800
Adjusted Sale Price		\$173,700	\$159,200	\$156,200	\$163,900	\$174,800
Comparable Estimate	\$165,600 (\$147.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-40	113.50-2-1	113.42-1-43	113.57-3-23	113.42-4-46
Owner	Baginski, Robert J	Kulpa, Frances A	Sherk, Alicia M	Kehoe, Kim M	Lobosco, Thomas
Address	33 Joanne Ln	40 Joanne Ln	82 Vern Ln	24 Vern Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 110	50 x 110	58 x 112	69 x 110	50 x 110
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	1960 / 0	1961 / 0	1957 / 0	1957 / 0	1965 / 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 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	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	1192	1248	1193	1100	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 450	0 0
SFLA	1192	1248	1193	1100	1176
Att/Det Gar Sqft	311	308	308	260	308
Prior Land	\$13,400				
Prior Total	\$111,000				
Comp Land Estimate	\$17,800	\$15,700	\$17,600	\$18,700	\$15,700
Sale Date		12/9/2019	3/25/2020	9/15/2020	1/8/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$120,000
Time Adj Sale Price		\$126,700	\$151,000	\$145,000	\$121,200
TADJSP/SQFT		\$101.52	\$126.57	\$131.82	\$103.06
Total Adj Factors	\$82,900	\$76,000	\$83,800	\$82,300	\$79,800
Adjusted Sale Price		\$133,600	\$150,100	\$145,600	\$124,300
Comparable Estimate	\$144,200 (\$120.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-4	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33
Owner	Schaefer, Timothy J	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV
Address	34 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1961 / 0	1957 / 0	1963 / 0	1967 / 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 90
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	1 / 0	1 / 0	1 / 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	1220	1248	1193	1276	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 712
SFLA	1220	1248	1193	1276	1384
Att/Det Gar Sqft	273	308	308	308	308
Prior Land	\$11,600				
Prior Total	\$111,000				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$17,800
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64
Total Adj Factors	\$82,400	\$76,000	\$83,800	\$87,000	\$82,000
Adjusted Sale Price		\$133,100	\$149,600	\$144,300	\$130,000
Comparable Estimate	\$144,700 (\$118.61/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-41	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33
Owner	Rivera, Jose A	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV
Address	35 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	59 x 110	50 x 110	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1957 / 0	1963 / 0	1957 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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	1220	1248	1193	1276	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 672	0 0	0 0	0 450
SFLA	1220	1248	1193	1276	1384
Att/Det Gar Sqft	528	308	308	308	260
Prior Land	\$13,200				
Prior Total	\$103,500				
Comp Land Estimate	\$17,500	\$15,700	\$17,600	\$15,700	\$18,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64
Total Adj Factors	\$88,500	\$76,000	\$83,800	\$87,000	\$82,000
Adjusted Sale Price		\$139,200	\$155,700	\$150,400	\$136,100
Comparable Estimate	\$146,500 (\$120.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-3	113.50-2-1	113.42-1-43	113.33-1-11	113.42-4-46
Owner	Novkovic, Marjan	Kulpa, Frances A	Sherk, Alicia M	Silverman, David	Lobosco, Thomas
Address	36 Joanne Ln	40 Joanne Ln	82 Vern Ln	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 141	50 x 110
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	1963 / 0	1961 / 0	1957 / 0	1967 / 0	1965 / 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 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	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	1188	1248	1193	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 712	0 0
SFLA	1188	1248	1193	1107	1176
Att/Det Gar Sqft	308	308	308	280	308
Prior Land	\$11,600				
Prior Total	\$100,000				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$17,800	\$15,700
Sale Date		12/9/2019	3/25/2020	7/27/2020	1/8/2020
Sale Price		\$125,000	\$150,000	\$165,000	\$120,000
Time Adj Sale Price		\$126,700	\$151,000	\$165,000	\$121,200
TADJSP/SQFT		\$101.52	\$126.57	\$149.05	\$103.06
Total Adj Factors	\$81,300	\$76,000	\$83,800	\$80,700	\$79,800
Adjusted Sale Price		\$132,000	\$148,500	\$165,600	\$122,700
Comparable Estimate	\$142,600 (\$120.03/SFLA)				\$82,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-42	113.50-2-1	113.42-1-43	113.42-3-13	113.57-3-23
Owner	Bykowski, Thomas A	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kehoe, Kim M
Address	37 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	24 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1957 / 0	1963 / 0	1957 / 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 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	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	1220	1248	1193	1276	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 450
SFLA	1220	1248	1193	1276	1100
Att/Det Gar Sqft	273	308	308	308	260
Prior Land	\$11,600				
Prior Total	\$110,000				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$18,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	9/15/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$145,000
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$131.82
Total Adj Factors	\$82,400	\$76,000	\$83,800	\$87,000	\$82,300
Adjusted Sale Price		\$133,100	\$149,600	\$144,300	\$145,100
Comparable Estimate	\$140,400 (\$115.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-2-2	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33
Owner	Desiderio, Russell F	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV
Address	38 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1961 / 0	1957 / 0	1963 / 0	1967 / 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 90
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	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	1248	1248	1193	1276	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0
SFLA	1248	1248	1193	1276	1384
Att/Det Gar Sqft	280	308	308	308	308
Prior Land	\$11,600				
Prior Total	\$108,100				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64
Total Adj Factors	\$84,300	\$76,000	\$83,800	\$87,000	\$82,000
Adjusted Sale Price		\$135,000	\$151,500	\$146,200	\$131,900
Comparable Estimate	\$146,600 (\$117.47/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-3-43	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33	113.57-3-23
Owner	Chruscicki, Michael E	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV	Kehoe, Kim M
Address	39 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1957 / 0	1963 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 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	1220	1248	1193	1276	1384	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0	0 450
SFLA	1220	1248	1193	1276	1384	1100
Att/Det Gar Sqft	273	308	308	308	308	260
Prior Land	\$11,600					
Prior Total	\$111,000					
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700	\$18,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020	9/15/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600	\$145,000
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64	\$131.82
Total Adj Factors	\$82,400	\$76,000	\$83,800	\$87,000	\$82,000	\$82,300
Adjusted Sale Price		\$133,100	\$149,600	\$144,300	\$130,000	\$145,100
Comparable Estimate	\$140,400 (\$115.08/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-2-1	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33	113.42-4-46
Owner	Kulpa, Frances A	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV	Lobosco, Thomas
Address	40 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1961 / 0	1957 / 0	1963 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	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	1248	1248	1193	1276	1384	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 672	0 672	0 0	0 0	0 0	0 0
SFLA	1248	1248	1193	1276	1384	1176
Att/Det Gar Sqft	308	308	308	308	308	308
Prior Land	\$11,600					
Prior Total	\$103,750					
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020	1/8/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000	\$120,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600	\$121,200
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64	\$103.06
Total Adj Factors	\$76,000	\$76,000	\$83,800	\$87,000	\$82,000	\$79,800
Adjusted Sale Price		\$126,700	\$143,200	\$137,900	\$123,600	\$117,400
Comparable Estimate	\$129,800 (\$104.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-3-44	113.50-2-1	113.42-1-43	113.42-3-13	113.42-4-33
Owner	Giafaglione, Esther D	Kulpa, Frances A	Sherk, Alicia M	Rieman, Natalie C	Kling, John L IV
Address	41 Joanne Ln	40 Joanne Ln	82 Vern Ln	60 Constance Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110
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	1960 / 0	1961 / 0	1957 / 0	1963 / 0	1965 / 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 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
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	1220	1248	1193	1276	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0
SFLA	1220	1248	1193	1276	1384
Att/Det Gar Sqft	528	308	308	308	308
Prior Land	\$11,600				
Prior Total	\$111,000				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	8/1/2019	4/14/2020
Sale Price		\$125,000	\$150,000	\$145,000	\$129,000
Time Adj Sale Price		\$126,700	\$151,000	\$148,900	\$129,600
TADJSP/SQFT		\$101.52	\$126.57	\$116.69	\$93.64
Total Adj Factors	\$85,200	\$76,000	\$83,800	\$87,000	\$82,000
Adjusted Sale Price		\$135,900	\$152,400	\$147,100	\$132,800
Comparable Estimate	\$139,000 (\$113.93/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-2-13	113.50-2-1	113.42-1-43	113.42-4-46	113.33-1-11	113.42-3-13
Owner	Dispenza, Joseph R	Kulpa, Frances A	Sherk, Alicia M	Lobosco, Thomas	Silverman, David	Rieman, Natalie C
Address	42 Joanne Ln	40 Joanne Ln	82 Vern Ln	95 Constance Ln	278 Raymond Ave	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1957 / 0	1965 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1248	1193	1176	1107	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 672	0 0	0 0	0 712	0 0
SFLA	1216	1248	1193	1176	1107	1276
Att/Det Gar Sqft	440	308	308	308	280	308
Prior Land	\$11,600					
Prior Total	\$112,900					
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$17,800	\$15,700
Sale Date		12/9/2019	3/25/2020	1/8/2020	7/27/2020	8/1/2019
Sale Price		\$125,000	\$150,000	\$120,000	\$165,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$121,200	\$165,000	\$148,900
TADJSP/SQFT		\$101.52	\$126.57	\$103.06	\$149.05	\$116.69
Total Adj Factors	\$87,500	\$76,000	\$83,800	\$79,800	\$80,700	\$87,000
Adjusted Sale Price		\$138,200	\$154,700	\$128,900	\$171,800	\$149,400
Comparable Estimate	\$148,600 (\$122.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-17	113.33-1-11	113.42-4-46	113.50-2-1	113.42-1-43
Owner	Stobnicki, Thomas	Silverman, David	Lobosco, Thomas	Kulpa, Frances A	Sherk, Alicia M
Address	43 Joanne Ln	278 Raymond Ave	95 Constance Ln	40 Joanne Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 141	50 x 110	50 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1965 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1132	1107	1176	1248	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 460	0 712	0 0	0 672	0 450
SFLA	1132	1107	1176	1248	1193
Att/Det Gar Sqft	273	280	308	308	308
Prior Land	\$11,600				
Prior Total	\$106,900				
Comp Land Estimate	\$15,700	\$17,800	\$15,700	\$15,700	\$17,600
Sale Date		7/27/2020	1/8/2020	12/9/2019	3/25/2020
Sale Price		\$165,000	\$120,000	\$125,000	\$150,000
Time Adj Sale Price		\$165,000	\$121,200	\$126,700	\$151,000
TADJSP/SQFT		\$149.05	\$103.06	\$101.52	\$126.57
Total Adj Factors	\$79,900	\$80,700	\$79,800	\$76,000	\$83,800
Adjusted Sale Price		\$164,200	\$121,300	\$130,600	\$147,100
Comparable Estimate	\$141,200 (\$124.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-12	113.41-1-30	113.33-1-11	113.57-3-23	113.34-1-11
Owner	Talani, Carol A	Heller, Kristen A	Silverman, David	Kehoe, Kim M	Travis, Porsche L
Address	44 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	24 Vern Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 146	50 x 141	69 x 110	74 x 190
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	1965 / 0	1964 / 0	1967 / 0	1957 / 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 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	2 / 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	1052	1032	1107	1100	977
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 450	0 0
SFLA	1052	1032	1107	1100	977
Att/Det Gar Sqft	294	308	280	260	575
Prior Land	\$11,600				
Prior Total	\$110,000				
Comp Land Estimate	\$15,700	\$18,000	\$17,800	\$18,700	\$24,100
Sale Date		10/26/2020	7/27/2020	9/15/2020	9/1/2020
Sale Price		\$160,000	\$165,000	\$145,000	\$155,000
Time Adj Sale Price		\$160,000	\$165,000	\$145,000	\$155,000
TADJSP/SQFT		\$155.04	\$149.05	\$131.82	\$158.65
Total Adj Factors	\$74,700	\$76,200	\$80,700	\$82,300	\$81,700
Adjusted Sale Price		\$158,500	\$159,000	\$137,400	\$148,000
Comparable Estimate	\$148,000 (\$140.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-18	113.50-2-1	113.42-1-43	113.42-4-46	113.42-3-13
Owner	McDonald, Earl L Jr	Kulpa, Frances A	Sherk, Alicia M	Lobosco, Thomas	Rieman, Natalie C
Address	45 Joanne Ln	40 Joanne Ln	82 Vern Ln	95 Constance Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110
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	1964 / 0	1961 / 0	1957 / 0	1965 / 0	1963 / 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 90
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	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	1216	1248	1193	1176	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 672	0 0	0 0	0 0
SFLA	1216	1248	1193	1176	1276
Att/Det Gar Sqft	273	308	308	308	308
Prior Land	\$11,600				
Prior Total	\$111,900				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	1/8/2020	8/1/2019
Sale Price		\$125,000	\$150,000	\$120,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$121,200	\$148,900
TADJSP/SQFT		\$101.52	\$126.57	\$103.06	\$116.69
Total Adj Factors	\$84,500	\$76,000	\$83,800	\$79,800	\$82,000
Adjusted Sale Price		\$135,200	\$151,700	\$125,900	\$132,100
Comparable Estimate	\$138,300 (\$113.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-11	113.50-2-1	113.42-1-43	113.42-4-46	113.33-1-11
Owner	Badzinski Daniel A & W	Kulpa, Frances A	Sherk, Alicia M	Lobosco, Thomas	Silverman, David
Address	46 Joanne Ln	40 Joanne Ln	82 Vern Ln	95 Constance Ln	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 141
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	1964 / 0	1961 / 0	1957 / 0	1965 / 0	1967 / 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 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
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	1216	1248	1193	1176	1107
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 712
SFLA	1216	1248	1193	1176	1107
Att/Det Gar Sqft	273	308	308	308	280
Prior Land	\$11,600				
Prior Total	\$111,000				
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$17,800
Sale Date		12/9/2019	3/25/2020	1/8/2020	7/27/2020
Sale Price		\$125,000	\$150,000	\$120,000	\$165,000
Time Adj Sale Price		\$126,700	\$151,000	\$121,200	\$165,000
TADJSP/SQFT		\$101.52	\$126.57	\$103.06	\$149.05
Total Adj Factors	\$83,300	\$76,000	\$83,800	\$79,800	\$80,700
Adjusted Sale Price		\$134,000	\$150,500	\$124,700	\$167,600
Comparable Estimate	\$144,400 (\$118.75/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-19	113.50-2-1	113.42-1-43	113.42-4-46	113.42-3-13	113.42-4-33
Owner	Markowski, John A	Kulpa, Frances A	Sherk, Alicia M	Lobosco, Thomas	Rieman, Natalie C	Kling, John L IV
Address	47 Joanne Ln	40 Joanne Ln	82 Vern Ln	95 Constance Ln	60 Constance Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	58 x 112	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1961 / 0	1957 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1248	1193	1176	1276	1384
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0	0 0
SFLA	1216	1248	1193	1176	1276	1384
Att/Det Gar Sqft	273	308	308	308	308	308
Prior Land	\$11,600					
Prior Total	\$112,900					
Comp Land Estimate	\$15,700	\$15,700	\$17,600	\$15,700	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	1/8/2020	8/1/2019	4/14/2020
Sale Price		\$125,000	\$150,000	\$120,000	\$145,000	\$129,000
Time Adj Sale Price		\$126,700	\$151,000	\$121,200	\$148,900	\$129,600
TADJSP/SQFT		\$101.52	\$126.57	\$103.06	\$116.69	\$93.64
Total Adj Factors	\$82,200	\$76,000	\$83,800	\$79,800	\$87,000	\$82,000
Adjusted Sale Price		\$132,900	\$149,400	\$123,600	\$144,100	\$129,800
Comparable Estimate	\$136,000 (\$111.84/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-2-10	113.42-4-27	113.42-3-26	113.42-2-10	113.34-1-2	113.42-4-30
Owner	Pepin, Amy B	Buziak, Kimberly L	Brusehaber, Scott M	Pepin, Amy B	Ferrentino, Bryan	Accurso, Robert D
Address	48 Joanne Ln	57 Constance Ln	63 Joanne Ln	48 Joanne Ln	91 Vern Ln	63 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 110	50 x 110	50 x 110	60 x 110	56 x 227	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1965 / 0	1964 / 0	1959 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / 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 / 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	1223	1248	1148	1223	1193	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 612	0 0	0 400	0 612	0 0	0 1272
SFLA	1223	1248	1148	1223	1193	1272
Att/Det Gar Sqft	322	308	330	322	440	308
Prior Land	\$13,400					
Prior Total	\$115,000					
Comp Land Estimate	\$17,700	\$15,700	\$15,700	\$17,700	\$22,100	\$15,700
Sale Date		5/18/2020	8/18/2020	7/17/2019	5/4/2020	11/18/2019
Sale Price		\$165,000	\$175,000	\$170,000	\$166,000	\$185,000
Time Adj Sale Price		\$165,600	\$175,000	\$175,100	\$166,600	\$188,100
TADJSP/SQFT		\$132.69	\$152.44	\$143.17	\$139.65	\$147.88
Total Adj Factors	\$102,700	\$97,900	\$92,800	\$102,700	\$101,900	\$104,800
Adjusted Sale Price		\$170,400	\$184,900	\$175,100	\$167,400	\$186,000
Comparable Estimate	\$176,800 (\$144.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-9	113.41-1-30	113.33-1-11	113.34-1-11	113.57-3-23
Owner	Mazurowski, George	Heller, Kristen A	Silverman, David	Travis, Porsche L	Kehoe, Kim M
Address	50 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	24 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 146	50 x 141	74 x 190	69 x 110
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	1964 / 0	1964 / 0	1967 / 0	1959 / 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 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	2 / 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
1st Sty Area	1052	1032	1107	977	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 450
SFLA	1052	1032	1107	977	1100
Att/Det Gar Sqft	360	308	280	575	260
Prior Land	\$11,600				
Prior Total	\$99,000				
Comp Land Estimate	\$15,700	\$18,000	\$17,800	\$24,100	\$18,700
Sale Date		10/26/2020	7/27/2020	9/1/2020	9/15/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$145,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$145,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$131.82
Total Adj Factors	\$73,500	\$76,200	\$80,700	\$81,700	\$82,300
Adjusted Sale Price		\$157,300	\$157,800	\$146,800	\$136,200
Comparable Estimate	\$147,800 (\$140.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-20	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3
Owner	Kendziora, Thomas R Jr	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan
Address	51 Joanne Ln	4 Bink St	7 Bink St	143 Ludwig Ave	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	50 x 110	100 x 172	75 x 142	90 x 146	60 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1950 / 0	1960 / 0	1959 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7
Bedrooms	2	4	4	4	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	868	1136	1020	1004	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	0 600	0 0	0 0
SFLA	1519	1704	1530	1757	1625
Att/Det Gar Sqft	308	480	624	400	464
Prior Land	\$11,600				
Prior Total	\$113,129				
Comp Land Estimate	\$15,700	\$27,000	\$21,900	\$24,200	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22
Total Adj Factors	\$74,600	\$94,000	\$89,200	\$95,700	\$73,900
Adjusted Sale Price		\$129,300	\$141,400	\$139,100	\$127,800
Comparable Estimate	\$134,900 (\$88.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-8	113.50-2-1	113.42-1-43	113.42-4-46	113.33-1-11
Owner	Leonardi, Anthony J	Kulpa, Frances A	Sherk, Alicia M	Lobosco, Thomas	Silverman, David
Address	52 Joanne Ln	40 Joanne Ln	82 Vern Ln	95 Constance Ln	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 110	58 x 112	50 x 110	50 x 141
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	1964 / 0	1961 / 0	1957 / 0	1965 / 0	1967 / 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 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	3	3
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	1216	1248	1193	1176	1107
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1148	0 672	0 0	0 0	0 0
SFLA	1216	1248	1193	1176	1107
Att/Det Gar Sqft	273	308	308	308	280
Prior Land	\$12,700				
Prior Total	\$112,900				
Comp Land Estimate	\$17,100	\$15,700	\$17,600	\$15,700	\$17,800
Sale Date		12/9/2019	3/25/2020	1/8/2020	7/27/2020
Sale Price		\$125,000	\$150,000	\$120,000	\$165,000
Time Adj Sale Price		\$126,700	\$151,000	\$121,200	\$165,000
TADJSP/SQFT		\$101.52	\$126.57	\$103.06	\$149.05
Total Adj Factors	\$88,600	\$76,000	\$83,800	\$79,800	\$82,000
Adjusted Sale Price		\$139,300	\$155,800	\$130,000	\$172,900
Comparable Estimate	\$146,800 (\$120.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-21	113.42-4-47	113.57-2-22	113.34-2-49	113.12-1-6	113.12-1-3
Owner	Potfora, Frances	Billups, Gregory A	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy	Leone, Teresa
Address	53 Joanne Ln	97 Constance Ln	49 Raymond Ave	97 Vern Ln	184 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	52 x 110	60 x 145	52 x 113	54 x 117	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 870	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 0	4 Full 1	4 Full 2	4 Full 1
1st Sty Area	1224	1536	1112	1232	1114	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	870 0	715 300	522 0	280 0	260 0	260 0
SFLA	2094	2251	1634	1512	1374	1374
Att/Det Gar Sqft			528			
Prior Land	\$11,600					
Prior Total	\$147,823					
Comp Land Estimate	\$15,700	\$16,300	\$20,100	\$16,500	\$17,300	\$17,300
Sale Date		5/29/2020	5/26/2020	6/26/2019	7/1/2020	7/10/2019
Sale Price		\$203,000	\$206,500	\$165,000	\$185,000	\$155,172
Time Adj Sale Price		\$203,700	\$207,200	\$170,500	\$185,000	\$159,900
TADJSP/SQFT		\$90.49	\$126.81	\$112.76	\$134.64	\$116.38
Total Adj Factors	\$108,200	\$121,600	\$97,700	\$85,100	\$86,700	\$79,600
Adjusted Sale Price		\$190,300	\$217,700	\$193,600	\$206,500	\$188,500
Comparable Estimate	\$199,300 (\$95.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-7	113.41-1-30	113.33-1-11	113.34-1-11	113.42-1-43
Owner	Alessandro, Natale	Heller, Kristen A	Silverman, David	Travis, Porsche L	Sherk, Alicia M
Address	54 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 110	50 x 146	50 x 141	74 x 190	58 x 112
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	1964 / 0	1967 / 0	1959 / 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 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	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	1052	1032	1107	977	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0
SFLA	1052	1032	1107	977	1193
Att/Det Gar Sqft	294	308	280	575	308
Prior Land	\$12,700				
Prior Total	\$98,000				
Comp Land Estimate	\$17,100	\$18,000	\$17,800	\$24,100	\$17,600
Sale Date		10/26/2020	7/27/2020	9/1/2020	3/25/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$150,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$151,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$126.57
Total Adj Factors	\$74,700	\$76,200	\$80,700	\$81,700	\$83,800
Adjusted Sale Price		\$158,500	\$159,000	\$148,000	\$141,900
Comparable Estimate	\$144,700 (\$137.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-22	113.50-2-1	113.42-4-33	113.42-3-13	113.42-4-46
Owner	Alfieri, Christine	Kulpa, Frances A	Kling, John L IV	Rieman, Natalie C	Lobosco, Thomas
Address	55 Joanne Ln	40 Joanne Ln	69 Constance Ln	60 Constance Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 110	50 x 110	50 x 110	50 x 110	58 x 112
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	1964 / 0	1961 / 0	1963 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	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	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	1244	1248	1384	1276	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0
SFLA	1244	1248	1384	1276	1193
Att/Det Gar Sqft	440	308	308	308	308
Prior Land	\$13,100				
Prior Total	\$112,050				
Comp Land Estimate	\$17,400	\$15,700	\$15,700	\$15,700	\$17,600
Sale Date		12/9/2019	4/14/2020	8/1/2019	3/25/2020
Sale Price		\$125,000	\$129,000	\$145,000	\$150,000
Time Adj Sale Price		\$126,700	\$129,600	\$148,900	\$151,000
TADJSP/SQFT		\$101.52	\$93.64	\$116.69	\$126.57
Total Adj Factors	\$87,000	\$76,000	\$82,000	\$87,000	\$83,800
Adjusted Sale Price		\$137,700	\$134,600	\$148,900	\$154,200
Comparable Estimate	\$140,800 (\$113.18/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-2-6	113.42-4-33	113.50-2-1	113.42-3-13	113.42-1-43	113.42-4-46
Owner	Pelletier, James E	Kling, John L IV	Kulpa, Frances A	Rieman, Natalie C	Sherk, Alicia M	Lobosco, Thomas
Address	56 Joanne Ln	69 Constance Ln	40 Joanne Ln	60 Constance Ln	82 Vern Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 110	50 x 110	50 x 110	50 x 110	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1961 / 0	1963 / 0	1957 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1284	1384	1248	1276	1193	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0	0 0
SFLA	1284	1384	1248	1276	1193	1176
Att/Det Gar Sqft	352	308	308	308	308	308
Prior Land	\$12,700					
Prior Total	\$116,900					
Comp Land Estimate	\$17,100	\$15,700	\$15,700	\$15,700	\$17,600	\$15,700
Sale Date		4/14/2020	12/9/2019	8/1/2019	3/25/2020	1/8/2020
Sale Price		\$129,000	\$125,000	\$145,000	\$150,000	\$120,000
Time Adj Sale Price		\$129,600	\$126,700	\$148,900	\$151,000	\$121,200
TADJSP/SQFT		\$93.64	\$101.52	\$116.69	\$126.57	\$103.06
Total Adj Factors	\$89,000	\$82,000	\$76,000	\$87,000	\$83,800	\$79,800
Adjusted Sale Price		\$136,600	\$139,700	\$150,900	\$156,200	\$130,400
Comparable Estimate	\$142,800 (\$111.21/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-23	113.33-1-11	113.41-1-30	113.42-4-46	113.57-3-23	113.42-1-43
Owner	Mazuchowski, Christop	Silverman, David	Heller, Kristen A	Lobosco, Thomas	Kehoe, Kim M	Sherk, Alicia M
Address	57 Joanne Ln	278 Raymond Ave	243 Ludwig Ave	95 Constance Ln	24 Vern Ln	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 110	50 x 141	50 x 146	50 x 110	69 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1964 / 0	1965 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1107	1032	1176	1100	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 450	0 0
SFLA	1092	1107	1032	1176	1100	1193
Att/Det Gar Sqft		280	308	308	260	308
Prior Land	\$12,400					
Prior Total	\$91,900					
Comp Land Estimate	\$16,800	\$17,800	\$18,000	\$15,700	\$18,700	\$17,600
Sale Date		7/27/2020	10/26/2020	1/8/2020	9/15/2020	3/25/2020
Sale Price		\$165,000	\$160,000	\$120,000	\$145,000	\$150,000
Time Adj Sale Price		\$165,000	\$160,000	\$121,200	\$145,000	\$151,000
TADJSP/SQFT		\$149.05	\$155.04	\$103.06	\$131.82	\$126.57
Total Adj Factors	\$69,600	\$80,700	\$76,200	\$79,800	\$82,300	\$83,800
Adjusted Sale Price		\$153,900	\$153,400	\$111,000	\$132,300	\$136,800
Comparable Estimate	\$137,500 (\$125.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-5	113.41-1-30	113.33-1-11	113.34-1-11	113.42-1-43
Owner	Blaszyk, Gerald P	Heller, Kristen A	Silverman, David	Travis, Porsche L	Sherk, Alicia M
Address	58 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 146	50 x 141	74 x 190	58 x 112
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	1964 / 0	1964 / 0	1967 / 0	1959 / 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 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	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	1053	1032	1107	977	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0
SFLA	1053	1032	1107	977	1193
Att/Det Gar Sqft	315	308	280	575	308
Prior Land	\$11,600				
Prior Total	\$95,000				
Comp Land Estimate	\$15,700	\$18,000	\$17,800	\$24,100	\$17,600
Sale Date		10/26/2020	7/27/2020	9/1/2020	3/25/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$150,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$151,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$126.57
Total Adj Factors	\$72,500	\$76,200	\$80,700	\$81,700	\$83,800
Adjusted Sale Price		\$156,300	\$156,800	\$145,800	\$139,700
Comparable Estimate	\$142,500 (\$135.33/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-24	113.42-4-27	113.42-3-26	113.42-4-30	113.34-3-1	113.34-1-2
Owner	Schmidt, John	Buziak, Kimberly L	Brusehaber, Scott M	Accurso, Robert D	Faltisko, Christopher P	Ferrentino, Bryan
Address	59 Joanne Ln	57 Constance Ln	63 Joanne Ln	63 Constance Ln	124 Fairelm Ln	91 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	50 x 110	56 x 85	56 x 227
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1964 / 0	1966 / 0	1959 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 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	1528	1248	1148	1272	1320	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 1272	0 340	0 0
SFLA	1528	1248	1148	1272	1320	1193
Att/Det Gar Sqft	350	308	330	308	440	440
Prior Land	\$11,600					
Prior Total	\$135,000					
Comp Land Estimate	\$15,700	\$15,700	\$15,700	\$15,700	\$15,100	\$22,100
Sale Date		5/18/2020	8/18/2020	11/18/2019	10/12/2020	5/4/2020
Sale Price		\$165,000	\$175,000	\$185,000	\$188,000	\$166,000
Time Adj Sale Price		\$165,600	\$175,000	\$188,100	\$188,000	\$166,600
TADJSP/SQFT		\$132.69	\$152.44	\$147.88	\$142.42	\$139.65
Total Adj Factors	\$114,200	\$97,900	\$92,800	\$104,800	\$104,100	\$101,900
Adjusted Sale Price		\$181,900	\$196,400	\$197,500	\$198,100	\$178,900
Comparable Estimate	\$190,600 (\$124.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-4	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30
Owner	Kanacki, Jovan	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A
Address	60 Joanne Ln	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 141	58 x 112	50 x 110	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1957 / 0	1965 / 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 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 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1107	1193	1176	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0
SFLA	1120	1107	1193	1176	1032
Att/Det Gar Sqft	352	280	308	308	336
Prior Land	\$11,600				
Prior Total	\$97,000				
Comp Land Estimate	\$15,700	\$17,800	\$17,600	\$15,700	\$18,000
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04
Total Adj Factors	\$73,700	\$80,700	\$83,800	\$79,800	\$71,200
Adjusted Sale Price		\$158,000	\$140,900	\$115,100	\$131,500
Comparable Estimate	\$140,600 (\$125.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-25	113.42-4-46	113.33-1-11	113.42-1-43	113.50-2-1	113.42-4-33
Owner	Weber, Christopher F	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Kulpa, Frances A	Kling, John L IV
Address	61 Joanne Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	40 Joanne Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 110	50 x 110	50 x 141	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1957 / 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 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1170	1176	1107	1193	1248	1384
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 672	0 0
SFLA	1170	1176	1107	1193	1248	1384
Att/Det Gar Sqft	280	308	280	308	308	308
Prior Land	\$12,400					
Prior Total	\$105,000					
Comp Land Estimate	\$16,800	\$15,700	\$17,800	\$17,600	\$15,700	\$15,700
Sale Date		1/8/2020	7/27/2020	3/25/2020	12/9/2019	4/14/2020
Sale Price		\$120,000	\$165,000	\$150,000	\$125,000	\$129,000
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$126,700	\$129,600
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$101.52	\$93.64
Total Adj Factors	\$78,900	\$79,800	\$80,700	\$83,800	\$76,000	\$82,000
Adjusted Sale Price		\$120,300	\$163,200	\$146,100	\$129,600	\$126,500
Comparable Estimate	\$137,100 (\$117.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-2-3	113.33-1-11	113.41-1-30	113.34-1-11	113.42-1-43	113.42-4-46
Owner	Trautmann, Margaret R	Silverman, David	Heller, Kristen A	Travis, Porsche L	Sherk, Alicia M	Lobosco, Thomas
Address	62 Joanne Ln	278 Raymond Ave	243 Ludwig Ave	17 Sandy Ln	82 Vern Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 141	50 x 146	74 x 190	58 x 112	50 x 110
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	1964 / 0	1967 / 0	1964 / 0	1959 / 0	1957 / 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	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1066	1107	1032	977	1193	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 712	0 0	0 0	0 0	0 0
SFLA	1066	1107	1032	977	1193	1176
Att/Det Gar Sqft	345	280	308	575	308	308
Prior Land	\$11,600					
Prior Total	\$101,900					
Comp Land Estimate	\$15,700	\$17,800	\$18,000	\$24,100	\$17,600	\$15,700
Sale Date		7/27/2020	10/26/2020	9/1/2020	3/25/2020	1/8/2020
Sale Price		\$165,000	\$160,000	\$155,000	\$150,000	\$120,000
Time Adj Sale Price		\$165,000	\$160,000	\$155,000	\$151,000	\$121,200
TADJSP/SQFT		\$149.05	\$155.04	\$158.65	\$126.57	\$103.06
Total Adj Factors	\$80,200	\$80,700	\$76,200	\$81,700	\$83,800	\$79,800
Adjusted Sale Price		\$164,500	\$164,000	\$153,500	\$147,400	\$121,600
Comparable Estimate	\$150,200 (\$140.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-3-26	113.42-3-26	113.42-4-27	113.34-1-2	113.42-4-30	113.42-2-10
Owner	Brusehaber, Scott M	Brusehaber, Scott M	Buziak, Kimberly L	Ferrentino, Bryan	Accurso, Robert D	Pepin, Amy B
Address	63 Joanne Ln	63 Joanne Ln	57 Constance Ln	91 Vern Ln	63 Constance Ln	48 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 110	50 x 110	50 x 110	56 x 227	50 x 110	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1963 / 0	1959 / 0	1964 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 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	1148	1248	1193	1272	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 1272	0 612
SFLA	1148	1148	1248	1193	1272	1223
Att/Det Gar Sqft	330	330	308	440	308	322
Prior Land	\$11,600					
Prior Total	\$106,000					
Comp Land Estimate	\$15,700	\$15,700	\$15,700	\$22,100	\$15,700	\$17,700
Sale Date		8/18/2020	5/18/2020	5/4/2020	11/18/2019	7/17/2019
Sale Price		\$175,000	\$165,000	\$166,000	\$185,000	\$170,000
Time Adj Sale Price		\$175,000	\$165,600	\$166,600	\$188,100	\$175,100
TADJSP/SQFT		\$152.44	\$132.69	\$139.65	\$147.88	\$143.17
Total Adj Factors	\$92,800	\$92,800	\$97,900	\$101,900	\$104,800	\$102,700
Adjusted Sale Price		\$175,000	\$160,500	\$157,500	\$176,100	\$165,200
Comparable Estimate	\$166,900 (\$145.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-2	113.41-1-30	113.33-1-11	113.34-1-11	113.42-4-46
Owner	Wintringer, Michael P	Heller, Kristen A	Silverman, David	Travis, Porsche L	Lobosco, Thomas
Address	64 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	81 x 109	50 x 146	50 x 141	74 x 190	50 x 110
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	1965 / 0	1964 / 0	1967 / 0	1959 / 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	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	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	1030	1032	1107	977	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 712	0 0	0 0
SFLA	1030	1032	1107	977	1176
Att/Det Gar Sqft	528	308	280	575	308
Prior Land	\$15,800				
Prior Total	\$97,900				
Comp Land Estimate	\$20,000	\$18,000	\$17,800	\$24,100	\$15,700
Sale Date		10/26/2020	7/27/2020	9/1/2020	1/8/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$120,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$121,200
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$103.06
Total Adj Factors	\$81,300	\$76,200	\$80,700	\$81,700	\$79,800
Adjusted Sale Price		\$165,100	\$165,600	\$154,600	\$122,700
Comparable Estimate	\$151,300 (\$146.89/SFLA)				\$83,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-27	113.33-1-11	113.41-1-30	113.34-1-11	113.42-4-46
Owner	Saniewski, Rhea D	Silverman, David	Heller, Kristen A	Travis, Porsche L	Lobosco, Thomas
Address	65 Joanne Ln	278 Raymond Ave	243 Ludwig Ave	17 Sandy Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 141	50 x 146	74 x 190	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1964 / 0	1959 / 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 / 1	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1046	1107	1032	977	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 81	0 712	0 0	0 0	0 0
SFLA	1046	1107	1032	977	1176
Att/Det Gar Sqft	506	280	308	575	308
Prior Land	\$11,600				
Prior Total	\$95,000				
Comp Land Estimate	\$15,700	\$17,800	\$18,000	\$24,100	\$15,700
Sale Date		7/27/2020	10/26/2020	9/1/2020	1/8/2020
Sale Price		\$165,000	\$160,000	\$155,000	\$120,000
Time Adj Sale Price		\$165,000	\$160,000	\$155,000	\$121,200
TADJSP/SQFT		\$149.05	\$155.04	\$158.65	\$103.06
Total Adj Factors	\$73,300	\$80,700	\$76,200	\$81,700	\$79,800
Adjusted Sale Price		\$157,600	\$157,100	\$146,600	\$114,700
Comparable Estimate	\$143,300 (\$137/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-28	113.41-1-30	113.33-1-11	113.34-1-11	113.42-4-46
Owner	Nowak, Ronald J	Heller, Kristen A	Silverman, David	Travis, Porsche L	Lobosco, Thomas
Address	67 Joanne Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 110	50 x 146	50 x 141	74 x 190	50 x 110
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	1964 / 0	1964 / 0	1967 / 0	1959 / 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	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	1040	1032	1107	977	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 806	0 0	0 712	0 0	0 0
SFLA	1040	1032	1107	977	1176
Att/Det Gar Sqft	396	308	280	575	308
Prior Land	\$11,600				
Prior Total	\$95,000				
Comp Land Estimate	\$15,700	\$18,000	\$17,800	\$24,100	\$15,700
Sale Date		10/26/2020	7/27/2020	9/1/2020	1/8/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$120,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$121,200
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$103.06
Total Adj Factors	\$73,700	\$76,200	\$80,700	\$81,700	\$79,800
Adjusted Sale Price		\$157,500	\$158,000	\$147,000	\$115,100
Comparable Estimate	\$143,700 (\$138.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-29	113.42-4-47	113.57-2-22	113.34-2-49	113.12-1-6
Owner	Kiebzak, Theresa	Billups, Gregory A	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy
Address	69 Joanne Ln	97 Constance Ln	49 Raymond Ave	97 Vern Ln	184 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 110	52 x 110	60 x 145	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1969 / 0	1963 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 804	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	4	3	3	3	3
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 1	4 Full 1
1st Sty Area	1920	1536	1112	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	804 0	715 300	522 0	280 0	260 0
SFLA	2724	2251	1634	1512	1374
Att/Det Gar Sqft			528		
Prior Land	\$14,500				
Prior Total	\$153,900				
Comp Land Estimate	\$18,800	\$16,300	\$20,100	\$16,500	\$17,300
Sale Date		5/29/2020	5/26/2020	6/26/2019	7/1/2020
Sale Price		\$203,000	\$206,500	\$165,000	\$185,000
Time Adj Sale Price		\$203,700	\$207,200	\$170,500	\$185,000
TADJSP/SQFT		\$90.49	\$126.81	\$112.76	\$134.64
Total Adj Factors	\$120,200	\$121,600	\$97,700	\$85,100	\$79,600
Adjusted Sale Price		\$202,300	\$229,700	\$205,600	\$218,500
Comparable Estimate	\$211,300 (\$77.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-30	113.34-1-11	113.41-1-30	113.33-1-11	113.42-4-46
Owner	Schunk Timothy F	Travis, Porsche L	Heller, Kristen A	Silverman, David	Lobosco, Thomas
Address	71 Joanne Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 110	74 x 190	50 x 146	50 x 141	50 x 110
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	1963 / 0	1959 / 0	1964 / 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 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 / 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	943	977	1032	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	943	977	1032	1107	1176
Att/Det Gar Sqft	294	575	308	280	308
Prior Land	\$12,400				
Prior Total	\$95,000				
Comp Land Estimate	\$16,800	\$24,100	\$18,000	\$17,800	\$15,700
Sale Date		9/1/2020	10/26/2020	7/27/2020	1/8/2020
Sale Price		\$155,000	\$160,000	\$165,000	\$120,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$121,200
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$103.06
Total Adj Factors	\$69,600	\$81,700	\$76,200	\$80,700	\$79,800
Adjusted Sale Price		\$142,900	\$153,400	\$153,900	\$111,000
Comparable Estimate	\$139,600 (\$148.04/SFLA)				\$83,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-3-31	113.34-1-11	113.41-1-30	113.33-1-11	113.42-4-46
Owner	Janiga, Gerald J	Travis, Porsche L	Heller, Kristen A	Silverman, David	Lobosco, Thomas
Address	73 Joanne Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	83 x 113	74 x 190	50 x 146	50 x 141	50 x 110
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	1963 / 0	1959 / 0	1964 / 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 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	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	960	977	1032	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	960	977	1032	1107	1176
Att/Det Gar Sqft	330	575	308	280	308
Prior Land	\$16,200				
Prior Total	\$95,900				
Comp Land Estimate	\$20,600	\$24,100	\$18,000	\$17,800	\$15,700
Sale Date		9/1/2020	10/26/2020	7/27/2020	1/8/2020
Sale Price		\$155,000	\$160,000	\$165,000	\$120,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$121,200
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$103.06
Total Adj Factors	\$72,800	\$81,700	\$76,200	\$80,700	\$79,800
Adjusted Sale Price		\$146,100	\$156,600	\$157,100	\$114,200
Comparable Estimate	\$141,700 (\$147.6/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-2-1	113.42-6-22	113.42-4-47	113.79-3-1	113.34-2-40
Owner	Bacon, Mark C	Shepard, Joseph	Billups, Gregory A	Binko, Richard S	Rosario, Norma I
Address	74 Joanne Ln	64 Fairelm Ln	97 Constance Ln	117 Cayuga Creek Rd	117 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	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	65 x 117	53 x 100	52 x 110	91 x 436	55 x 110
Building Style	05 Colonial	14 Unknown	03 Split level	05 Colonial	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1966 / 0	1963 / 0	1996 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good
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	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	2.0	2.0	1.0	2.0	1.7
Bedrooms	3	6	3	3	4
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 0	3 Partial 0
1st Sty Area	1372	1336	1536	846	1524
2nd Sty Area	713	704	0	666	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	715 300	0 0	0 468
SFLA	2085	2040	2251	1512	2343
Att/Det Gar Sqft	624	308		483	
Prior Land	\$14,400				
Prior Total	\$149,068				
Comp Land Estimate	\$18,800	\$15,700	\$16,300	\$28,500	\$17,100
					\$27,000
Sale Date		5/11/2020	5/29/2020	8/8/2019	4/28/2020
Sale Price		\$175,000	\$203,000	\$190,000	\$195,000
Time Adj Sale Price		\$175,600	\$203,700	\$195,100	\$196,000
TADJSP/SQFT		\$86.08	\$90.49	\$129.03	\$83.65
					\$87.27
Total Adj Factors	\$111,100	\$107,300	\$121,600	\$112,800	\$130,100
Adjusted Sale Price		\$179,400	\$193,200	\$193,400	\$177,000
					\$94,000
Comparable Estimate	\$181,800 (\$87.19/SFLA)				\$165,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-3-6	113.57-3-23	113.57-2-1	113.65-2-16	113.42-1-43	113.33-1-11
Owner	Thomasulo, Michael A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah	Sherk, Alicia M	Silverman, David
Address	1 Little Ln	24 Vern Ln	29 Vern Ln	25 Ceil Dr	82 Vern Ln	278 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 110	69 x 110	70 x 110	50 x 128	58 x 112	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1125	1100	1100	1181	1193	1107
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 450	0 550	0 868	0 0	0 712
SFLA	1125	1100	1100	1181	1193	1107
Att/Det Gar Sqft	325	260	350	440	308	280
Prior Land	\$14,500					
Prior Total	\$93,000					
Comp Land Estimate	\$18,800	\$18,700	\$18,800	\$16,900	\$17,600	\$17,800
Sale Date		9/15/2020	3/9/2020	7/21/2020	3/25/2020	7/27/2020
Sale Price		\$145,000	\$142,000	\$158,500	\$150,000	\$165,000
Time Adj Sale Price		\$145,000	\$142,900	\$158,500	\$151,000	\$165,000
TADJSP/SQFT		\$131.82	\$129.91	\$134.21	\$126.57	\$149.05
Total Adj Factors	\$82,600	\$82,300	\$80,600	\$84,200	\$83,800	\$80,700
Adjusted Sale Price		\$145,300	\$144,900	\$156,900	\$149,800	\$166,900
Comparable Estimate	\$152,800 (\$135.82/SFLA)					

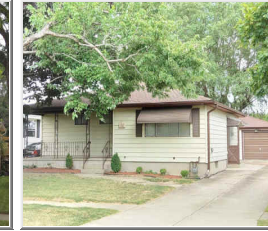
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-3-2.1	113.65-3-13	113.15-3-8	113.42-4-33	113.57-3-23
Owner	Brohman, Henrietta	Widelski, Diane	Budziszewski, Paul	Kling, John L IV	Kehoe, Kim M
Address	2 Little Ln	19 Trudy Ln	2937 William St	69 Constance Ln	24 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	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	73 x 115	50 x 149	63 x 374	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1963 / 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 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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1450	1428	1430	1384	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 0	0 550
SFLA	1450	1428	1430	1384	1100
Att/Det Gar Sqft	400	352	240	308	260
Prior Land	\$15,200				
Prior Total	\$118,026				
Comp Land Estimate	\$19,600	\$18,200	\$24,000	\$15,700	\$18,800
Sale Date		6/12/2020	8/14/2019	4/14/2020	9/15/2020
Sale Price		\$170,000	\$140,300	\$129,000	\$145,000
Time Adj Sale Price		\$170,300	\$144,100	\$129,600	\$145,000
TADJSP/SQFT		\$119.26	\$100.77	\$93.64	\$131.82
Total Adj Factors	\$97,800	\$101,300	\$100,100	\$82,000	\$80,600
Adjusted Sale Price		\$166,800	\$141,800	\$145,400	\$160,100
Comparable Estimate	\$154,900 (\$106.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-3-7	113.57-3-23	113.57-2-1	113.57-3-9	113.34-1-11
Owner	Salvini, Frank A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	McCaffery, Timothy G	Travis, Porsche L
Address	3 Little Ln	24 Vern Ln	29 Vern Ln	7 Little Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 110	69 x 110	70 x 110	63 x 110	74 x 190
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	1957 / 0	1957 / 0	1955 / 0	1957 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
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	2 / 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	984	1100	1100	977	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 220	0 0
SFLA	984	1100	1100	977	1032
Att/Det Gar Sqft	240	260	350	325	575
Prior Land	\$13,700				
Prior Total	\$90,000				
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$18,000	\$18,000
Sale Date		9/15/2020	3/9/2020	10/31/2018	9/1/2020
Sale Price		\$145,000	\$142,000	\$145,200	\$155,000
Time Adj Sale Price		\$145,000	\$142,900	\$155,200	\$155,000
TADJSP/SQFT		\$131.82	\$129.91	\$158.85	\$158.65
Total Adj Factors	\$71,100	\$82,300	\$80,600	\$82,200	\$81,700
Adjusted Sale Price		\$133,800	\$133,400	\$144,100	\$144,400
Comparable Estimate	\$142,100 (\$144.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-3-3	113.65-3-13	113.50-3-10	113.15-3-8	113.42-4-33
Owner	Koller-Bloom, Ann Marie	Widelski, Diane	Peckenpaugh, Harold III	Budziszewski, Paul	Kling, John L IV
Address	4 Little Ln	19 Trudy Ln	32 Constance Ln	2937 William St	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	82 x 113	50 x 149	54 x 110	63 x 374	50 x 110
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	1959 / 0	1958 / 0	1964 / 0	1957 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 1	1 / 1	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	1700	1428	1732	1430	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 400	0 0	0 360
SFLA	1700	1428	1732	1430	1384
Att/Det Gar Sqft	528	352	330	240	308
Prior Land	\$16,000				
Prior Total	\$128,650				
Comp Land Estimate	\$20,500	\$18,200	\$16,800	\$24,000	\$15,700
Sale Date		6/12/2020	6/27/2018	8/14/2019	4/14/2020
Sale Price		\$170,000	\$165,000	\$140,300	\$129,000
Time Adj Sale Price		\$170,300	\$180,400	\$144,100	\$129,600
TADJSP/SQFT		\$119.26	\$104.16	\$100.77	\$93.64
Total Adj Factors	\$112,900	\$101,300	\$115,100	\$100,100	\$82,000
Adjusted Sale Price		\$181,900	\$178,200	\$156,900	\$160,500
Comparable Estimate	\$169,900 (\$99.94/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-3-8	113.57-3-23	113.65-2-16	113.65-3-13	113.57-2-1	113.50-2-1
Owner	Cegielski Cynthia	Kehoe, Kim M	Shurilla, Hannah	Widelski, Diane	Ziolkowski, Sarah Lynn	Kulpa, Frances A
Address	5 Little Ln	24 Vern Ln	25 Ceil Dr	19 Trudy Ln	29 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143009	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 110	69 x 110	50 x 128	50 x 149	70 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1958 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	1302	1100	1181	1428	1100	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 868	0 960	0 550	0 672
SFLA	1302	1100	1181	1428	1100	1248
Att/Det Gar Sqft		260		352	350	308
Prior Land	\$13,700					
Prior Total	\$103,900					
Comp Land Estimate	\$18,000	\$18,700	\$16,900	\$18,200	\$18,800	\$15,700
Sale Date		9/15/2020	7/21/2020	6/12/2020	3/9/2020	12/9/2019
Sale Price		\$145,000	\$158,500	\$170,000	\$142,000	\$125,000
Time Adj Sale Price		\$145,000	\$158,500	\$170,300	\$142,900	\$126,700
TADJSP/SQFT		\$131.82	\$134.21	\$119.26	\$129.91	\$101.52
Total Adj Factors	\$89,400	\$82,300	\$84,200	\$101,300	\$80,600	\$76,000
Adjusted Sale Price		\$152,100	\$163,700	\$158,400	\$151,700	\$140,100
Comparable Estimate	\$153,200 (\$117.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-3-4	113.57-3-23	113.57-2-1	113.34-1-11	113.41-1-30
Owner	Rathman, Amanda R	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Travis, Porsche L	Heller, Kristen A
Address	6 Little Ln	24 Vern Ln	29 Vern Ln	17 Sandy Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 111	69 x 110	70 x 110	74 x 190	50 x 146
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	1960 / 0	1957 / 0	1955 / 0	1959 / 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 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	2 / 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
1st Sty Area	977	1100	1100	977	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 0
SFLA	977	1100	1100	977	1032
Att/Det Gar Sqft	325	260	350	575	308
Prior Land	\$13,700				
Prior Total	\$90,000				
Comp Land Estimate	\$18,100	\$18,700	\$18,800	\$24,100	\$18,000
Sale Date		9/15/2020	3/9/2020	9/1/2020	10/26/2020
Sale Price		\$145,000	\$142,000	\$155,000	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$155,000	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$158.65	\$155.04
Total Adj Factors	\$73,400	\$82,300	\$80,600	\$81,700	\$76,200
Adjusted Sale Price		\$136,100	\$135,700	\$146,700	\$157,200
Comparable Estimate	\$144,400 (\$147.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-3-9	113.57-3-23	113.57-2-1	113.57-3-9	113.34-1-11
Owner	McCaffery, Timothy G	Kehoe, Kim M	Ziolkowski, Sarah Lynn	McCaffery, Timothy G	Travis, Porsche L
Address	7 Little Ln	24 Vern Ln	29 Vern Ln	7 Little Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	63 x 110	69 x 110	70 x 110	63 x 110	74 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 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 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	3	3	3	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	977	1100	1100	977	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 220	0 450	0 550	0 220	0 868
SFLA	977	1100	1100	977	1181
Att/Det Gar Sqft	325	260	350	325	440
Prior Land	\$13,700				
Prior Total	\$110,000				
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$18,000	\$16,900
Sale Date		9/15/2020	3/9/2020	10/31/2018	9/1/2020
Sale Price		\$145,000	\$142,000	\$145,200	\$155,000
Time Adj Sale Price		\$145,000	\$142,900	\$155,200	\$155,000
TADJSP/SQFT		\$131.82	\$129.91	\$158.85	\$158.65
Total Adj Factors	\$82,200	\$82,300	\$80,600	\$82,200	\$81,700
Adjusted Sale Price		\$144,900	\$144,500	\$155,200	\$155,500
Comparable Estimate	\$151,300 (\$154.86/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-3-5	113.57-3-23	113.50-2-1	113.65-2-16	113.57-2-1	113.33-1-11
Owner	Hayward, Lazar M	Kehoe, Kim M	Kulpa, Frances A	Shurilla, Hannah	Ziolkowski, Sarah Lynn	Silverman, David
Address	8 Little Ln	24 Vern Ln	40 Joanne Ln	25 Ceil Dr	29 Vern Ln	278 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	106 x 110	69 x 110	50 x 110	50 x 128	70 x 110	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1974 / 0	1957 / 0	1961 / 0	1956 / 0	1955 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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	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	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1100	1248	1181	1100	1107
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 672	0 868	0 550	0 712
SFLA	1240	1100	1248	1181	1100	1107
Att/Det Gar Sqft	312	260	308	440	350	280
Prior Land	\$18,700					
Prior Total	\$107,900					
Comp Land Estimate	\$23,000	\$18,700	\$15,700	\$16,900	\$18,800	\$17,800
Sale Date		9/15/2020	12/9/2019	7/21/2020	3/9/2020	7/27/2020
Sale Price		\$145,000	\$125,000	\$158,500	\$142,000	\$165,000
Time Adj Sale Price		\$145,000	\$126,700	\$158,500	\$142,900	\$165,000
TADJSP/SQFT		\$131.82	\$101.52	\$134.21	\$129.91	\$149.05
Total Adj Factors	\$91,300	\$82,300	\$76,000	\$84,200	\$80,600	\$80,700
Adjusted Sale Price		\$154,000	\$142,000	\$165,600	\$153,600	\$175,600
Comparable Estimate	\$158,200 (\$127.58/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-3-10	113.57-3-23	113.57-2-1	113.57-3-9	113.65-2-16	113.34-1-11
Owner	Bailey, David J	Kehoe, Kim M	Ziolkowski, Sarah Lynn	McCaffery, Timothy G	Shurilla, Hannah	Travis, Porsche L
Address	9 Little Ln	24 Vern Ln	29 Vern Ln	7 Little Ln	25 Ceil Dr	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 110	69 x 110	70 x 110	63 x 110	50 x 128	74 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1957 / 0	1956 / 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 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	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	977	1100	1100	977	1181	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 220	0 868	0 0
SFLA	977	1100	1100	977	1181	977
Att/Det Gar Sqft	325	260	350	325	440	575
Prior Land	\$13,700					
Prior Total	\$93,000					
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$18,000	\$16,900	\$24,100
Sale Date		9/15/2020	3/9/2020	10/31/2018	7/21/2020	9/1/2020
Sale Price		\$145,000	\$142,000	\$145,200	\$158,500	\$155,000
Time Adj Sale Price		\$145,000	\$142,900	\$155,200	\$158,500	\$155,000
TADJSP/SQFT		\$131.82	\$129.91	\$158.85	\$134.21	\$158.65
Total Adj Factors	\$75,400	\$82,300	\$80,600	\$82,200	\$84,200	\$81,700
Adjusted Sale Price		\$138,100	\$137,700	\$148,400	\$149,700	\$148,700
Comparable Estimate	\$144,500 (\$147.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-15	113.42-4-27	113.42-4-30	113.42-3-26	113.65-3-13
Owner	Lapinski, Richard	Buziak, Kimberly L	Accurso, Robert D	Brusehaber, Scott M	Widelski, Diane
Address	19 Ludwig Ave	57 Constance Ln	63 Constance Ln	63 Joanne Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	110 x 146	50 x 110	50 x 110	50 x 110	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	1966 / 0	1963 / 0	1964 / 0	1965 / 0	1958 / 0
Condition	4 Good	4 Good	4 Good	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	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	1374	1248	1272	1148	1428
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 1272	0 400	0 960
SFLA	1374	1248	1272	1148	1428
Att/Det Gar Sqft	528	308	308	330	352
Prior Land	\$21,900				
Prior Total	\$132,000				
Comp Land Estimate	\$26,800	\$15,700	\$15,700	\$15,700	\$18,200
Sale Date		5/18/2020	11/18/2019	8/18/2020	6/12/2020
Sale Price		\$165,000	\$185,000	\$175,000	\$170,000
Time Adj Sale Price		\$165,600	\$188,100	\$175,000	\$170,300
TADJSP/SQFT		\$132.69	\$147.88	\$152.44	\$119.26
Total Adj Factors	\$118,900	\$97,900	\$104,800	\$92,800	\$101,300
Adjusted Sale Price		\$186,600	\$202,200	\$201,100	\$187,900
Comparable Estimate	\$196,100 (\$142.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-16	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5	113.65-2-3
Owner	Calabrese Sandra L	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D	Raut, Upendra
Address	21 Ludwig Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 128	69 x 110	70 x 110	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1152	1181	1100	1100	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 650	0 448
SFLA	1152	1181	1100	1100	1181	1181
Att/Det Gar Sqft		440	260	350	391	
Prior Land	\$13,400					
Prior Total	\$87,600					
Comp Land Estimate	\$18,000	\$16,900	\$18,700	\$18,800	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00	\$125.23
Total Adj Factors	\$76,900	\$84,200	\$82,300	\$80,600	\$93,000	\$82,800
Adjusted Sale Price		\$151,200	\$139,600	\$139,200	\$151,600	\$142,000
Comparable Estimate	\$144,700 (\$125.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-17	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5	113.65-2-3
Owner	Anderson, Karen M	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D	Raut, Upendra
Address	27 Ludwig Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 128	69 x 110	70 x 110	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1148	1181	1100	1100	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 868	0 450	0 550	0 650	0 448
SFLA	1148	1181	1100	1100	1181	1181
Att/Det Gar Sqft	528	440	260	350	391	
Prior Land	\$13,400					
Prior Total	\$93,000					
Comp Land Estimate	\$18,000	\$16,900	\$18,700	\$18,800	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00	\$125.23
Total Adj Factors	\$83,700	\$84,200	\$82,300	\$80,600	\$93,000	\$82,800
Adjusted Sale Price		\$158,000	\$146,400	\$146,000	\$158,400	\$148,800
Comparable Estimate	\$151,500 (\$131.97/SFLA)					

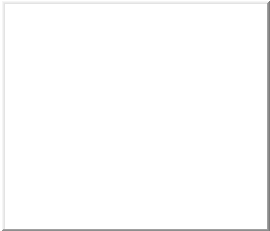


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-18	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5	113.65-2-3
Owner	Lapinski, Richard D	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D	Raut, Upendra
Address	33 Ludwig Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 128	69 x 110	70 x 110	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 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 Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1148	1181	1100	1100	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 650	0 448
SFLA	1148	1181	1100	1100	1181	1181
Att/Det Gar Sqft	672	440	260	350	391	
Prior Land	\$13,400					
Prior Total	\$91,900					
Comp Land Estimate	\$18,000	\$16,900	\$18,700	\$18,800	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00	\$125.23
Total Adj Factors	\$84,400	\$84,200	\$82,300	\$80,600	\$93,000	\$82,800
Adjusted Sale Price		\$158,700	\$147,100	\$146,700	\$159,100	\$149,500
Comparable Estimate	\$152,200 (\$132.58/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-19	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5	113.65-2-3
Owner	Wieczorek, Barbara E	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D	Raut, Upendra
Address	37 Ludwig Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 128	69 x 110	70 x 110	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1148	1181	1100	1100	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 650	0 448
SFLA	1148	1181	1100	1100	1181	1181
Att/Det Gar Sqft	352	440	260	350	391	
Prior Land	\$13,400					
Prior Total	\$89,000					
Comp Land Estimate	\$18,000	\$16,900	\$18,700	\$18,800	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00	\$125.23
Total Adj Factors	\$80,200	\$84,200	\$82,300	\$80,600	\$93,000	\$82,800
Adjusted Sale Price		\$154,500	\$142,900	\$142,500	\$154,900	\$145,300
Comparable Estimate	\$148,000 (\$128.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-20	113.57-3-23	113.65-2-16	113.57-2-1	113.65-1-5
Owner	Cegielski Mary Ann Catl	Kehoe, Kim M	Shurilla, Hannah	Ziolkowski, Sarah Lynn	Subba, Bir D
Address	45 Ludwig Ave	24 Vern Ln	25 Ceil Dr	29 Vern Ln	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	50 x 146	69 x 110	50 x 128	70 x 110	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 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 No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1148	1100	1181	1100	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 868	0 550	0 650
SFLA	1148	1100	1181	1100	1181
Att/Det Gar Sqft		260	440	350	391
Prior Land	\$13,400				
Prior Total	\$86,000				
Comp Land Estimate	\$18,000	\$18,700	\$16,900	\$18,800	\$21,800
					\$16,600
Sale Date		9/15/2020	7/21/2020	3/9/2020	11/26/2019
Sale Price		\$145,000	\$158,500	\$142,000	\$164,900
Time Adj Sale Price		\$145,000	\$158,500	\$142,900	\$167,700
TADJSP/SQFT		\$131.82	\$134.21	\$129.91	\$142.00
					\$125.23
Total Adj Factors	\$76,600	\$82,300	\$84,200	\$80,600	\$93,000
Adjusted Sale Price		\$139,300	\$150,900	\$138,900	\$151,300
					\$82,800
Comparable Estimate	\$144,400 (\$125.78/SFLA)				\$141,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-21	113.65-3-13	113.15-3-8	113.65-2-16	113.42-4-33
Owner	LaFornia, Jeremy P	Widelski, Diane	Budziszewski, Paul	Shurilla, Hannah	Kling, John L IV
Address	55 Ludwig Ave	19 Trudy Ln	2937 William St	25 Ceil Dr	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	90 x 146	50 x 149	63 x 374	50 x 128	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1956 / 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 90
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	4	3	3	3	3
Full/Half Baths	2 / 1	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
1st Sty Area	1498	1428	1430	1181	1384
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 384	0 960	0 0	0 868	0 0
SFLA	1498	1428	1430	1181	1384
Att/Det Gar Sqft	352	352	240	440	308
Prior Land	\$19,200				
Prior Total	\$128,235				
Comp Land Estimate	\$24,200	\$18,200	\$24,000	\$16,900	\$15,700
Sale Date		6/12/2020	8/14/2019	7/21/2020	4/14/2020
Sale Price		\$170,000	\$140,300	\$158,500	\$129,000
Time Adj Sale Price		\$170,300	\$144,100	\$158,500	\$129,600
TADJSP/SQFT		\$119.26	\$100.77	\$134.21	\$93.64
Total Adj Factors	\$109,800	\$101,300	\$100,100	\$84,200	\$82,000
Adjusted Sale Price		\$178,800	\$153,800	\$184,100	\$157,400
Comparable Estimate	\$169,300 (\$113.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-22.1	113.65-2-16	113.57-3-23	113.50-2-1	113.57-2-1	113.65-3-13
Owner	Neeley, Donald A	Shurilla, Hannah	Kehoe, Kim M	Kulpa, Frances A	Ziolkowski, Sarah Lynn	Widelski, Diane
Address	65 Ludwig Ave	25 Ceil Dr	24 Vern Ln	40 Joanne Ln	29 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 146	50 x 128	69 x 110	50 x 110	70 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1956 / 0	1957 / 0	1961 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	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	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	1272	1181	1100	1248	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 672	0 550	0 960
SFLA	1272	1181	1100	1248	1100	1428
Att/Det Gar Sqft	528	440	260	308	350	352
Prior Land	\$19,200					
Prior Total	\$109,000					
Comp Land Estimate	\$24,200	\$16,900	\$18,700	\$15,700	\$18,800	\$18,200
Sale Date		7/21/2020	9/15/2020	12/9/2019	3/9/2020	6/12/2020
Sale Price		\$158,500	\$145,000	\$125,000	\$142,000	\$170,000
Time Adj Sale Price		\$158,500	\$145,000	\$126,700	\$142,900	\$170,300
TADJSP/SQFT		\$134.21	\$131.82	\$101.52	\$129.91	\$119.26
Total Adj Factors	\$92,900	\$84,200	\$82,300	\$76,000	\$80,600	\$101,300
Adjusted Sale Price		\$167,200	\$155,600	\$143,600	\$155,200	\$161,900
Comparable Estimate	\$156,700 (\$123.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-24	113.57-3-23	113.57-2-1	113.33-1-11	113.65-2-16
Owner	Kleinfelder, Heather	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Shurilla, Hannah
Address	71 Ludwig Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 146	69 x 110	70 x 110	50 x 141	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1957 / 0	1955 / 0	1967 / 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 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	2 / 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	1124	1100	1100	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0
SFLA	1124	1100	1100	1107	1032
Att/Det Gar Sqft	528	260	350	280	308
Prior Land	\$11,900				
Prior Total	\$86,000				
Comp Land Estimate	\$16,500	\$18,700	\$18,800	\$17,800	\$18,000
Sale Date		9/15/2020	3/9/2020	7/27/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$134.21
Total Adj Factors	\$76,200	\$82,300	\$80,600	\$80,700	\$84,200
Adjusted Sale Price		\$138,900	\$138,500	\$160,500	\$150,500
Comparable Estimate	\$149,700 (\$133.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-25	113.57-3-23	113.57-2-1	113.33-1-11	113.65-2-16
Owner	Drews, Paul C	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Shurilla, Hannah
Address	75 Ludwig Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 146	69 x 110	70 x 110	50 x 141	50 x 128
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	1966 / 0	1957 / 0	1955 / 0	1967 / 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 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	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1128	1100	1100	1107	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 868
SFLA	1128	1100	1100	1107	1181
Att/Det Gar Sqft	400	260	350	280	440
Prior Land	\$11,900				
Prior Total	\$86,000				
Comp Land Estimate	\$16,500	\$18,700	\$18,800	\$17,800	\$16,900
Sale Date		9/15/2020	3/9/2020	7/27/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$134.21
Total Adj Factors	\$77,900	\$82,300	\$80,600	\$80,700	\$84,200
Adjusted Sale Price		\$140,600	\$140,200	\$162,200	\$152,200
Comparable Estimate	\$151,400 (\$134.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-26	113.57-3-23	113.57-2-1	113.65-2-16	113.65-1-5
Owner	Pelletier, Gary L	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah	Subba, Bir D
Address	79 Ludwig Ave	24 Vern Ln	29 Vern Ln	25 Ceil Dr	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	45 x 146	69 x 110	70 x 110	50 x 128	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1956 / 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	3 Hot wtr/stm 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	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	1128	1100	1100	1181	1107
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 868	0 712
SFLA	1128	1100	1100	1181	1107
Att/Det Gar Sqft	352	260	350	440	280
Prior Land	\$11,900				
Prior Total	\$89,000				
Comp Land Estimate	\$16,500	\$18,700	\$18,800	\$16,900	\$21,800
Sale Date		9/15/2020	3/9/2020	7/21/2020	11/26/2019
Sale Price		\$145,000	\$142,000	\$158,500	\$164,900
Time Adj Sale Price		\$145,000	\$142,900	\$158,500	\$167,700
TADJSP/SQFT		\$131.82	\$129.91	\$134.21	\$142.00
Total Adj Factors	\$79,100	\$82,300	\$80,600	\$84,200	\$93,000
Adjusted Sale Price		\$141,800	\$141,400	\$153,400	\$163,400
Comparable Estimate	\$150,800 (\$133.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-27	113.57-3-23	113.57-2-1	113.65-2-16	113.41-1-30
Owner	Seege, Scott T	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah	Heller, Kristen A
Address	83 Ludwig Ave	24 Vern Ln	29 Vern Ln	25 Ceil Dr	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	45 x 146	69 x 110	70 x 110	50 x 128	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1956 / 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	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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1076	1100	1100	1181	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 450	0 550	0 868	0 0
SFLA	1076	1100	1100	1181	1032
Att/Det Gar Sqft	575	260	350	440	308
Prior Land	\$11,900				
Prior Total	\$85,000				
Comp Land Estimate	\$16,500	\$18,700	\$18,800	\$16,900	\$18,000
Sale Date		9/15/2020	3/9/2020	7/21/2020	10/26/2020
Sale Price		\$145,000	\$142,000	\$158,500	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$158,500	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$134.21	\$155.04
Total Adj Factors	\$75,600	\$82,300	\$80,600	\$84,200	\$76,200
Adjusted Sale Price		\$138,300	\$137,900	\$149,900	\$159,400
Comparable Estimate	\$149,100 (\$138.57/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-28	113.57-3-23	113.57-2-1	113.41-1-30	113.33-1-11	113.65-2-16
Owner	Lyons, Harry	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Heller, Kristen A	Silverman, David	Shurilla, Hannah
Address	87 Ludwig Ave	24 Vern Ln	29 Vern Ln	243 Ludwig Ave	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 146	69 x 110	70 x 110	50 x 146	50 x 141	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1969 / 0	1957 / 0	1955 / 0	1964 / 0	1967 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1100	1100	1032	1107	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 712	0 868
SFLA	1040	1100	1100	1032	1107	1181
Att/Det Gar Sqft	294	260	350	308	280	440
Prior Land	\$14,500					
Prior Total	\$83,000					
Comp Land Estimate	\$19,500	\$18,700	\$18,800	\$18,000	\$17,800	\$16,900
Sale Date		9/15/2020	3/9/2020	10/26/2020	7/27/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$160,000	\$165,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$160,000	\$165,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$155.04	\$149.05	\$134.21
Total Adj Factors	\$74,200	\$82,300	\$80,600	\$76,200	\$80,700	\$84,200
Adjusted Sale Price		\$136,900	\$136,500	\$158,000	\$158,500	\$148,500
Comparable Estimate	\$147,700 (\$142.02/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-29	113.57-3-23	113.41-1-30	113.57-2-1	113.33-1-11	113.34-1-11
Owner	Biniecki Leo	Kehoe, Kim M	Heller, Kristen A	Ziolkowski, Sarah Lynn	Silverman, David	Travis, Porsche L
Address	97 Ludwig Ave	24 Vern Ln	243 Ludwig Ave	29 Vern Ln	278 Raymond Ave	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 146	69 x 110	50 x 146	70 x 110	50 x 141	74 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1957 / 0	1964 / 0	1955 / 0	1967 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	756	1100	1032	1100	1107	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 550	0 712	0 0
SFLA	756	1100	1032	1100	1107	977
Att/Det Gar Sqft	440	260	308	350	280	575
Prior Land	\$16,000					
Prior Total	\$81,000					
Comp Land Estimate	\$20,900	\$18,700	\$18,000	\$18,800	\$17,800	\$24,100
Sale Date		9/15/2020	10/26/2020	3/9/2020	7/27/2020	9/1/2020
Sale Price		\$145,000	\$160,000	\$142,000	\$165,000	\$155,000
Time Adj Sale Price		\$145,000	\$160,000	\$142,900	\$165,000	\$155,000
TADJSP/SQFT		\$131.82	\$155.04	\$129.91	\$149.05	\$158.65
Total Adj Factors	\$65,700	\$82,300	\$76,200	\$80,600	\$80,700	\$81,700
Adjusted Sale Price		\$128,400	\$149,500	\$128,000	\$150,000	\$139,000
Comparable Estimate	\$139,000 (\$183.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-14	113.57-3-23	113.33-1-11	113.57-2-1	113.41-1-30
Owner	Lewandowski, Thomas	Kehoe, Kim M	Silverman, David	Ziolkowski, Sarah Lynn	Heller, Kristen A
Address	111 Ludwig Ave	24 Vern Ln	278 Raymond Ave	29 Vern Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	120 x 146	69 x 110	50 x 141	70 x 110	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1957 / 0	1967 / 0	1955 / 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	4 Electric 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	2 / 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	1120	1100	1107	1100	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 712	0 550	0 0
SFLA	1120	1100	1107	1100	1032
Att/Det Gar Sqft	484	260	280	350	308
Prior Land	\$23,200				
Prior Total	\$90,000				
Comp Land Estimate	\$28,100	\$18,700	\$17,800	\$18,800	\$18,000
Sale Date		9/15/2020	7/27/2020	3/9/2020	10/26/2020
Sale Price		\$145,000	\$165,000	\$142,000	\$160,000
Time Adj Sale Price		\$145,000	\$165,000	\$142,900	\$160,000
TADJSP/SQFT		\$131.82	\$149.05	\$129.91	\$155.04
Total Adj Factors	\$87,100	\$82,300	\$80,700	\$80,600	\$76,200
Adjusted Sale Price		\$149,800	\$171,400	\$149,400	\$170,900
Comparable Estimate	\$160,600 (\$143.39/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-15	113.42-3-26	113.34-1-2	113.49-1-21	113.42-4-27
Owner	Cieslak, Eric P	Brusehaber, Scott M	Ferrentino, Bryan	Castillo, Paulino	Buziak, Kimberly L
Address	119 Ludwig Ave	63 Joanne Ln	91 Vern Ln	171 Ludwig Ave	57 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	120 x 146	50 x 110	56 x 227	60 x 146	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1965 / 0	1959 / 0	1957 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
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 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1148	1193	988	1223
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 612
SFLA	1152	1148	1193	988	1223
Att/Det Gar Sqft	400	330	440	308	322
Prior Land	\$23,200				
Prior Total	\$108,000				
Comp Land Estimate	\$28,100	\$15,700	\$22,100	\$20,200	\$17,700
Sale Date		8/18/2020	5/4/2020	9/19/2019	5/18/2020
Sale Price		\$175,000	\$166,000	\$149,900	\$165,000
Time Adj Sale Price		\$175,000	\$166,600	\$153,400	\$165,600
TADJSP/SQFT		\$152.44	\$139.65	\$155.26	\$132.69
Total Adj Factors	\$102,100	\$92,800	\$101,900	\$84,500	\$102,700
Adjusted Sale Price		\$184,300	\$166,800	\$171,000	\$169,800
Comparable Estimate	\$173,300 (\$150.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-16	113.50-2-1	113.57-3-23	113.57-2-1	113.42-1-43
Owner	White, Frank K	Kulpa, Frances A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Sherk, Alicia M
Address	133 Ludwig Ave	40 Joanne Ln	24 Vern Ln	29 Vern Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	90 x 146	50 x 110	69 x 110	70 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1961 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
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 / 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	1232	1248	1100	1100	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 840	0 672	0 450	0 550	0 868
SFLA	1232	1248	1100	1100	1193
Att/Det Gar Sqft	440	308	260	350	308
Prior Land	\$19,200				
Prior Total	\$108,000				
Comp Land Estimate	\$24,200	\$15,700	\$18,700	\$18,800	\$17,600
Sale Date		12/9/2019	9/15/2020	3/9/2020	3/25/2020
Sale Price		\$125,000	\$145,000	\$142,000	\$150,000
Time Adj Sale Price		\$126,700	\$145,000	\$142,900	\$151,000
TADJSP/SQFT		\$101.52	\$131.82	\$129.91	\$126.57
Total Adj Factors	\$94,000	\$76,000	\$82,300	\$80,600	\$83,800
Adjusted Sale Price		\$144,700	\$156,700	\$156,300	\$161,200
Comparable Estimate	\$157,400 (\$127.76/SFLA)				

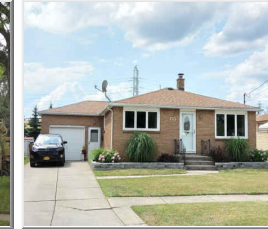


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-17	113.49-1-17	113.12-3-7.1	113.12-1-42	124.22-3-3	113.34-2-40
Owner	Khounthy, Sanaxay	Khounthy, Sanaxay	Aronberg, Ricky	Paolini, Michael P	Shanley, Nathan	Rosario, Norma I
Address	143 Ludwig Ave	143 Ludwig Ave	4 Bink St	7 Bink St	11 Crisfield Ave	117 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 146	90 x 146	100 x 172	75 x 142	60 x 114	55 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	02 Brick	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1950 / 0	1960 / 0	1958 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	2	4	4	4	3	4
Full/Half Baths	1 / 0	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	3 Partial 0
1st Sty Area	1004	1004	1136	1020	929	1524
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 468
SFLA	1757	1757	1704	1530	1625	2343
Att/Det Gar Sqft	400	400	480	624	464	
Prior Land	\$19,200					
Prior Total	\$95,000					
Comp Land Estimate	\$24,200	\$24,200	\$27,000	\$21,900	\$18,000	\$17,100
Sale Date		6/18/2019	4/29/2020	7/23/2018	11/13/2019	4/28/2020
Sale Price		\$155,000	\$148,000	\$143,500	\$125,000	\$195,000
Time Adj Sale Price		\$160,200	\$148,700	\$156,000	\$127,100	\$196,000
TADJSP/SQFT		\$91.18	\$87.27	\$101.96	\$78.22	\$83.65
Total Adj Factors	\$94,200	\$95,700	\$94,000	\$89,200	\$73,900	\$130,100
Adjusted Sale Price		\$158,700	\$148,900	\$161,000	\$147,400	\$160,100
Comparable Estimate	\$155,200 (\$88.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-18	113.64-2-8	113.79-3-15.1	113.47-5-2	113.54-5-1.1
Owner	Hill, Philip E	Prible, Stacey Lin	Mirco, Lynne A	Hartmann, Robert P Jr	Bahuga, Nabyo Joseph
Address	151 Ludwig Ave	88 Edmund St	225 Cayuga Creek Rd	130 Kennedy Rd	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	122	120	122	120	120
School Code	143001	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	90 x 146	90 x 109	43 x 513	95 x 108	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1907 / 0	1949 / 0	1940 / 0	1911 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.7	1.5
Bedrooms	4	4	5	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1028	1535	816	1402	1430
2nd Sty Area	1008	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2036	1993	1326	2243	2145
Att/Det Gar Sqft	740	342	576	484	744
Prior Land	\$19,200				
Prior Total	\$60,000				
Comp Land Estimate	\$24,200	\$16,000	\$18,800	\$16,000	\$14,000
Sale Date		11/8/2019	6/28/2019	12/9/2019	3/1/2018
Sale Price		\$155,000	\$120,000	\$153,060	\$168,000
Time Adj Sale Price		\$157,600	\$124,000	\$155,100	\$186,800
TADJSP/SQFT		\$79.08	\$93.51	\$69.15	\$87.09
Total Adj Factors	\$17,300	\$59,400	\$51,000	\$72,700	\$64,200
Adjusted Sale Price		\$115,500	\$90,300	\$99,700	\$139,900
Comparable Estimate	\$104,500 (\$51.33/SFLA)				\$76,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-19	113.42-1-43	113.50-2-1	113.57-3-23	113.57-2-1	113.65-2-16
Owner	Domaniewski David A &	Sherk, Alicia M	Kulpa, Frances A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah
Address	157 Ludwig Ave	82 Vern Ln	40 Joanne Ln	24 Vern Ln	29 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 146	58 x 112	50 x 110	69 x 110	70 x 110	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1961 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1246	1193	1248	1100	1100	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 450	0 550	0 868
SFLA	1246	1193	1248	1100	1100	1181
Att/Det Gar Sqft	260	308	308	260	350	440
Prior Land	\$15,200					
Prior Total	\$100,000					
Comp Land Estimate	\$20,200	\$17,600	\$15,700	\$18,700	\$18,800	\$16,900
Sale Date		3/25/2020	12/9/2019	9/15/2020	3/9/2020	7/21/2020
Sale Price		\$150,000	\$125,000	\$145,000	\$142,000	\$158,500
Time Adj Sale Price		\$151,000	\$126,700	\$145,000	\$142,900	\$158,500
TADJSP/SQFT		\$126.57	\$101.52	\$131.82	\$129.91	\$134.21
Total Adj Factors	\$86,800	\$83,800	\$76,000	\$82,300	\$80,600	\$84,200
Adjusted Sale Price		\$154,000	\$137,500	\$149,500	\$149,100	\$161,100
Comparable Estimate	\$150,200 (\$120.55/SFLA)					

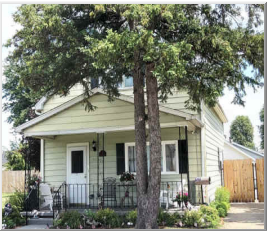
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-20	113.57-3-23	113.41-1-30	113.57-2-1	113.34-1-11
Owner	Szwajda, Mildred	Kehoe, Kim M	Heller, Kristen A	Ziolkowski, Sarah Lynn	Travis, Porsche L
Address	163 Ludwig Ave	24 Vern Ln	243 Ludwig Ave	29 Vern Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 146	69 x 110	50 x 146	70 x 110	74 x 190
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	1957 / 0	1957 / 0	1964 / 0	1955 / 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 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 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	1100	1032	1100	977
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 0	0 550	0 0
SFLA	864	1100	1032	1100	977
Att/Det Gar Sqft	320	260	308	350	575
Prior Land	\$15,200				
Prior Total	\$88,000				
Comp Land Estimate	\$20,200	\$18,700	\$18,000	\$18,800	\$24,100
Sale Date		9/15/2020	10/26/2020	3/9/2020	9/1/2020
Sale Price		\$145,000	\$160,000	\$142,000	\$155,000
Time Adj Sale Price		\$145,000	\$160,000	\$142,900	\$155,000
TADJSP/SQFT		\$131.82	\$155.04	\$129.91	\$158.65
Total Adj Factors	\$66,500	\$82,300	\$76,200	\$80,600	\$81,700
Adjusted Sale Price		\$129,200	\$150,300	\$128,800	\$139,800
Comparable Estimate	\$139,800 (\$161.81/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-21	113.49-1-21	113.42-3-26	113.34-1-2	113.42-4-27	113.41-1-30
Owner	Castillo, Paulino	Castillo, Paulino	Brusehaber, Scott M	Ferrentino, Bryan	Buziak, Kimberly L	Heller, Kristen A
Address	171 Ludwig Ave	171 Ludwig Ave	63 Joanne Ln	91 Vern Ln	57 Constance Ln	243 Ludwig 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 146	60 x 146	50 x 110	56 x 227	50 x 110	50 x 146
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	1957 / 0	1965 / 0	1959 / 0	1963 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	988	1148	1193	1248	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	988	988	1148	1193	1248	1032
Att/Det Gar Sqft	308	308	330	440	308	308
Prior Land	\$15,200					
Prior Total	\$95,000					
Comp Land Estimate	\$20,200	\$20,200	\$15,700	\$22,100	\$15,700	\$18,000
Sale Date		9/19/2019	8/18/2020	5/4/2020	5/18/2020	10/26/2020
Sale Price		\$149,900	\$175,000	\$166,000	\$165,000	\$160,000
Time Adj Sale Price		\$153,400	\$175,000	\$166,600	\$165,600	\$160,000
TADJSP/SQFT		\$155.26	\$152.44	\$139.65	\$132.69	\$155.04
Total Adj Factors	\$84,500	\$84,500	\$92,800	\$101,900	\$97,900	\$76,200
Adjusted Sale Price		\$153,400	\$166,700	\$149,200	\$152,200	\$168,300
Comparable Estimate	\$158,000 (\$159.92/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-22	113.41-1-30	113.57-2-1	113.57-3-23	113.34-1-11	113.33-1-11
Owner	Grinder, Brandon S	Heller, Kristen A	Ziolkowski, Sarah Lynn	Kehoe, Kim M	Travis, Porsche L	Silverman, David
Address	177 Ludwig Ave	243 Ludwig Ave	29 Vern Ln	24 Vern Ln	17 Sandy Ln	278 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 146	50 x 146	70 x 110	69 x 110	74 x 190	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1964 / 0	1955 / 0	1957 / 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 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	2 / 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	988	1032	1100	1100	977	1107
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 550	0 450	0 0	0 712
SFLA	988	1032	1100	1100	977	1107
Att/Det Gar Sqft	504	308	350	260	575	280
Prior Land	\$15,200					
Prior Total	\$102,400					
Comp Land Estimate	\$20,200	\$18,000	\$18,800	\$18,700	\$24,100	\$17,800
Sale Date		10/26/2020	3/9/2020	9/15/2020	9/1/2020	7/27/2020
Sale Price		\$160,000	\$142,000	\$145,000	\$155,000	\$165,000
Time Adj Sale Price		\$160,000	\$142,900	\$145,000	\$155,000	\$165,000
TADJSP/SQFT		\$155.04	\$129.91	\$131.82	\$158.65	\$149.05
Total Adj Factors	\$77,600	\$76,200	\$80,600	\$82,300	\$81,700	\$80,700
Adjusted Sale Price		\$161,400	\$139,900	\$140,300	\$150,900	\$161,900
Comparable Estimate	\$150,900 (\$152.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-23.1	113.55-5-11	113.71-8-2	113.64-1-8	112.68-2-14
Owner	Maziol Walter	Jackson, Kathleen M	Otamere, Trina D	Nati, Kim Marie	Niedbalski, Samantha L
Address	183 Ludwig Ave	97 Girard Ave	295 Parker St	72 Henry 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	122	120	120	120	122
School Code	143001	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	75 x 146	63 x 108	60 x 119	30 x 109	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	1900 / 0	1927 / 0	1900 / 0	1925 / 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 Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.3	1.5	1.5
Bedrooms	3	3	4	4	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1432	1070	1244	1060	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0
SFLA	1545	1520	1343	1556	1596
Att/Det Gar Sqft		399	528	264	396
Prior Land	\$17,300				
Prior Total	\$82,900				
Comp Land Estimate	\$22,200	\$13,000	\$13,000	\$7,200	\$8,000
Sale Date		9/30/2019	1/3/2020	4/26/2018	10/14/2020
Sale Price		\$125,600	\$111,000	\$83,000	\$131,840
Time Adj Sale Price		\$128,500	\$112,100	\$91,800	\$131,800
TADJSP/SQFT		\$84.54	\$83.47	\$59.00	\$82.58
Total Adj Factors	\$69,200	\$48,100	\$47,400	\$43,400	\$52,000
Adjusted Sale Price		\$149,600	\$133,900	\$117,600	\$149,000
Comparable Estimate	\$145,800 (\$94.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-25	113.55-5-11	113.42-4-33	113.64-1-8	113.65-3-13
Owner	Harrington, James	Jackson, Kathleen M	Kling, John L IV	Nati, Kim Marie	Widelski, Diane
Address	189 Ludwig Ave	97 Girard Ave	69 Constance Ln	72 Henry St	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	120	122	120	122
School Code	143001	143009	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 146	63 x 108	50 x 110	30 x 109	50 x 149
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1921 / 0	1927 / 0	1963 / 0	1925 / 0	1958 / 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	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	2.0	1.5	1.0	1.5	1.0
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	952	1070	1384	1060	1428
2nd Sty Area	480	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 960
SFLA	1432	1520	1384	1556	1428
Att/Det Gar Sqft		399	308	264	352
Prior Land	\$11,900				
Prior Total	\$76,000				
Comp Land Estimate	\$16,500	\$13,000	\$15,700	\$7,200	\$18,200
Sale Date		9/30/2019	4/14/2020	4/26/2018	6/12/2020
Sale Price		\$125,600	\$129,000	\$83,000	\$170,000
Time Adj Sale Price		\$128,500	\$129,600	\$91,800	\$170,300
TADJSP/SQFT		\$84.54	\$93.64	\$59.00	\$119.26
Total Adj Factors	\$51,400	\$48,100	\$82,000	\$43,400	\$101,300
Adjusted Sale Price		\$131,800	\$99,000	\$99,800	\$120,400
Comparable Estimate	\$113,400 (\$79.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-18	113.42-1-43	113.50-2-1	113.33-1-11	113.57-3-23
Owner	Guadagna, Ned C	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Kehoe, Kim M
Address	195 Ludwig Ave	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	24 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 146	58 x 112	50 x 110	50 x 141	69 x 110
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	1960 / 0	1957 / 0	1961 / 0	1967 / 0	1957 / 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	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	1193	1248	1107	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 712	0 450
SFLA	1218	1193	1248	1107	1100
Att/Det Gar Sqft	480	308	308	280	260
Prior Land	\$17,300				
Prior Total	\$104,000				
Comp Land Estimate	\$22,200	\$17,600	\$15,700	\$17,800	\$18,700
Sale Date		3/25/2020	12/9/2019	7/27/2020	9/15/2020
Sale Price		\$150,000	\$125,000	\$165,000	\$145,000
Time Adj Sale Price		\$151,000	\$126,700	\$165,000	\$145,000
TADJSP/SQFT		\$126.57	\$101.52	\$149.05	\$131.82
Total Adj Factors	\$88,100	\$83,800	\$76,000	\$80,700	\$82,300
Adjusted Sale Price		\$155,300	\$138,800	\$172,400	\$150,800
Comparable Estimate	\$157,800 (\$129.56/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-19	113.42-1-43	113.50-2-1	113.33-1-11	113.57-3-23	113.41-1-30
Owner	Sopczyk, Dale	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Kehoe, Kim M	Heller, Kristen A
Address	199 Ludwig Ave	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	24 Vern Ln	243 Ludwig 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 146	58 x 112	50 x 110	50 x 141	69 x 110	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1961 / 0	1967 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	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	1218	1193	1248	1107	1100	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 896	0 0	0 672	0 712	0 450	0 0
SFLA	1218	1193	1248	1107	1100	1032
Att/Det Gar Sqft	440	308	308	280	260	308
Prior Land	\$14,500					
Prior Total	\$106,000					
Comp Land Estimate	\$19,500	\$17,600	\$15,700	\$17,800	\$18,700	\$18,000
Sale Date		3/25/2020	12/9/2019	7/27/2020	9/15/2020	10/26/2020
Sale Price		\$150,000	\$125,000	\$165,000	\$145,000	\$160,000
Time Adj Sale Price		\$151,000	\$126,700	\$165,000	\$145,000	\$160,000
TADJSP/SQFT		\$126.57	\$101.52	\$149.05	\$131.82	\$155.04
Total Adj Factors	\$90,600	\$83,800	\$76,000	\$80,700	\$82,300	\$76,200
Adjusted Sale Price		\$157,800	\$141,300	\$174,900	\$153,300	\$174,400
Comparable Estimate	\$160,300 (\$131.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-20	113.33-1-11	113.42-1-43	113.41-1-30	113.50-2-1	113.42-4-46
Owner	Tomczak, Lynn A	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Kulpa, Frances A	Lobosco, Thomas
Address	203 Ludwig Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	40 Joanne Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 146	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1957 / 0	1964 / 0	1961 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1107	1193	1032	1248	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 96	0 712	0 0	0 0	0 672	0 0
SFLA	1196	1107	1193	1032	1248	1176
Att/Det Gar Sqft	352	280	308	308	308	308
Prior Land	\$14,500					
Prior Total	\$100,000					
Comp Land Estimate	\$19,500	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	12/9/2019	1/8/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$125,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$126,700	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$101.52	\$103.06
Total Adj Factors	\$86,600	\$80,700	\$83,800	\$76,200	\$76,000	\$79,800
Adjusted Sale Price		\$170,900	\$153,800	\$170,400	\$137,300	\$128,000
Comparable Estimate	\$152,100 (\$127.17/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-21	113.49-1-17	113.12-3-7.1	113.12-1-42	124.22-3-3	124.22-2-1
Owner	Chludzinski, Elsie	Khounthy, Sanaxay	Aronberg, Ricky	Paolini, Michael P	Shanley, Nathan	Keith-Tatum, Karen L
Address	207 Ludwig Ave	143 Ludwig Ave	4 Bink St	7 Bink St	11 Crisfield Ave	30 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 146	90 x 146	100 x 172	75 x 142	60 x 114	61 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1950 / 0	1960 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	2	4	4	4	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	784	1004	1136	1020	929	880
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1176	1757	1704	1530	1625	1540
Att/Det Gar Sqft	418	400	480	624	464	440
Prior Land	\$14,500					
Prior Total	\$99,000					
Comp Land Estimate	\$19,500	\$24,200	\$27,000	\$21,900	\$18,000	\$18,500
Sale Date		6/18/2019	4/29/2020	7/23/2018	11/13/2019	11/29/2018
Sale Price		\$155,000	\$148,000	\$143,500	\$125,000	\$135,000
Time Adj Sale Price		\$160,200	\$148,700	\$156,000	\$127,100	\$143,500
TADJSP/SQFT		\$91.18	\$87.27	\$101.96	\$78.22	\$93.18
Total Adj Factors	\$70,400	\$95,700	\$94,000	\$89,200	\$73,900	\$81,300
Adjusted Sale Price		\$134,900	\$125,100	\$137,200	\$123,600	\$132,600
Comparable Estimate	\$130,700 (\$111.14/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-22	113.79-3-1	113.57-2-22	113.49-1-17	113.42-4-33	113.34-2-49
Owner	Russillio, John W Jr	Binko, Richard S	Andrews, Christopher	Khounthy, Sanaxay	Kling, John L IV	Girling, Ariana C
Address	211 Ludwig Ave	117 Cayuga Creek Rd	49 Raymond Ave	143 Ludwig Ave	69 Constance Ln	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	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 146	91 x 436	60 x 145	90 x 146	50 x 110	52 x 113
Building Style	05 Colonial	05 Colonial	03 Split level	04 Cape cod	01 Ranch	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1960 / 0	1996 / 0	1960 / 0	1959 / 0	1963 / 0	1963 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	1.7	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	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 1
1st Sty Area	1218	846	1112	1004	1384	1232
2nd Sty Area	416	666	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	522 0	0 0	0 0	280 0
SFLA	1634	1512	1634	1757	1384	1512
Att/Det Gar Sqft	352	483	528	400	308	
Prior Land	\$14,500					
Prior Total	\$120,000					
Comp Land Estimate	\$19,500	\$28,500	\$20,100	\$24,200	\$15,700	\$16,500
Sale Date		8/8/2019	5/26/2020	6/18/2019	4/14/2020	6/26/2019
Sale Price		\$190,000	\$206,500	\$155,000	\$129,000	\$165,000
Time Adj Sale Price		\$195,100	\$207,200	\$160,200	\$129,600	\$170,500
TADJSP/SQFT		\$129.03	\$126.81	\$91.18	\$93.64	\$112.76
Total Adj Factors	\$88,200	\$112,800	\$97,700	\$95,700	\$82,000	\$85,100
Adjusted Sale Price		\$170,500	\$197,700	\$152,700	\$135,800	\$173,600
Comparable Estimate	\$166,100 (\$101.65/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-23	113.42-4-33	113.42-1-43	113.50-2-1	113.33-1-11	113.34-2-39
Owner	Zasada, Mary Ann	Kling, John L IV	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Grzebinski, Alyssa M
Address	215 Ludwig Ave	69 Constance Ln	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	119 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 146	50 x 110	58 x 112	50 x 110	50 x 141	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1963 / 0	1957 / 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 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	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	1326	1384	1193	1248	1107	1323
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 320	0 0	0 0	0 672	0 712	0 0
SFLA	1326	1384	1193	1248	1107	1323
Att/Det Gar Sqft	330	308	308	308	280	336
Prior Land	\$15,200					
Prior Total	\$100,000					
Comp Land Estimate	\$20,200	\$15,700	\$17,600	\$15,700	\$17,800	\$16,300
Sale Date		4/14/2020	3/25/2020	12/9/2019	7/27/2020	10/18/2019
Sale Price		\$129,000	\$150,000	\$125,000	\$165,000	\$156,000
Time Adj Sale Price		\$129,600	\$151,000	\$126,700	\$165,000	\$159,100
TADJSP/SQFT		\$93.64	\$126.57	\$101.52	\$149.05	\$120.26
Total Adj Factors	\$95,400	\$82,000	\$83,800	\$76,000	\$80,700	\$91,800
Adjusted Sale Price		\$143,000	\$162,600	\$146,100	\$179,700	\$162,700
Comparable Estimate	\$158,800 (\$119.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-24	113.50-6-8	113.12-3-5.1	113.34-1-17	113.08-3-7
Owner	Cultrara, John M	Alvarez, Pedro E. Sierra	Tatarevich, Daniil	Castlebrook Developme	Hall, Emily M
Address	219 Ludwig Ave	44 Fairelm Ln	8 Bink St	29 Sandy Ln	29 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 146	50 x 100	75 x 172	60 x 190	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1965 / 0	1956 / 0	1969 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	5	4	6	6
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	936	1152	904	1134	1216
2nd Sty Area	936	864	864	1161	1050
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1872	2016	1768	2295	2210
Att/Det Gar Sqft				572	660
Prior Land	\$13,400				
Prior Total	\$117,000				
Comp Land Estimate	\$18,000	\$14,900	\$23,500	\$22,100	\$17,800
Sale Date		3/25/2020	3/6/2020	6/15/2020	8/11/2020
Sale Price		\$149,000	\$143,000	\$211,000	\$193,500
Time Adj Sale Price		\$150,000	\$144,000	\$211,400	\$193,500
TADJSP/SQFT		\$74.40	\$81.45	\$92.11	\$87.56
Total Adj Factors	\$79,800	\$60,200	\$63,500	\$100,500	\$96,000
Adjusted Sale Price		\$169,600	\$160,300	\$190,700	\$177,300
Comparable Estimate	\$174,000 (\$92.95/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-25	113.41-1-30	113.34-1-11	113.33-1-11	113.57-3-23	113.41-2-11
Owner	Dickey Deborah K	Heller, Kristen A	Travis, Porsche L	Silverman, David	Kehoe, Kim M	Yetman, Carissa M
Address	223 Ludwig Ave	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	24 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 146	50 x 146	74 x 190	50 x 141	69 x 110	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1964 / 0	1959 / 0	1967 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	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	936	1032	977	1107	1100	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 450	0 0
SFLA	936	1032	977	1107	1100	1104
Att/Det Gar Sqft	484	308	575	280	260	336
Prior Land	\$13,500					
Prior Total	\$92,000					
Comp Land Estimate	\$18,300	\$18,000	\$24,100	\$17,800	\$18,700	\$18,500
Sale Date		10/26/2020	9/1/2020	7/27/2020	9/15/2020	9/9/2019
Sale Price		\$160,000	\$155,000	\$165,000	\$145,000	\$126,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$145,000	\$129,000
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$131.82	\$116.85
Total Adj Factors	\$69,100	\$76,200	\$81,700	\$80,700	\$82,300	\$71,200
Adjusted Sale Price		\$152,900	\$142,400	\$153,400	\$131,800	\$126,900
Comparable Estimate	\$141,500 (\$151.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-26	113.41-1-30	113.33-1-11	113.34-1-11	113.57-3-23	113.41-2-11
Owner	Nowicki, Leon	Heller, Kristen A	Silverman, David	Travis, Porsche L	Kehoe, Kim M	Yetman, Carissa M
Address	229 Ludwig Ave	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	24 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 146	50 x 146	50 x 141	74 x 190	69 x 110	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1967 / 0	1959 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	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	936	1032	1107	977	1100	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 450	0 0
SFLA	936	1032	1107	977	1100	1104
Att/Det Gar Sqft	484	308	280	575	260	336
Prior Land	\$13,500					
Prior Total	\$90,000					
Comp Land Estimate	\$18,300	\$18,000	\$17,800	\$24,100	\$18,700	\$18,500
Sale Date		10/26/2020	7/27/2020	9/1/2020	9/15/2020	9/9/2019
Sale Price		\$160,000	\$165,000	\$155,000	\$145,000	\$126,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$145,000	\$129,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$131.82	\$116.85
Total Adj Factors	\$69,100	\$76,200	\$80,700	\$81,700	\$82,300	\$71,200
Adjusted Sale Price		\$152,900	\$153,400	\$142,400	\$131,800	\$126,900
Comparable Estimate	\$141,500 (\$151.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-27	113.41-1-30	113.34-1-11	113.33-1-11	113.41-2-11	113.57-3-23
Owner	Barr Jason L	Heller, Kristen A	Travis, Porsche L	Silverman, David	Yetman, Carissa M	Kehoe, Kim M
Address	231 Ludwig Ave	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	67 Vern Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 146	50 x 146	74 x 190	50 x 141	70 x 107	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1964 / 0	1959 / 0	1967 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	962	1032	977	1107	1104	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 450
SFLA	962	1032	977	1107	1104	1100
Att/Det Gar Sqft	440	308	575	280	336	260
Prior Land	\$13,500					
Prior Total	\$92,000					
Comp Land Estimate	\$18,300	\$18,000	\$24,100	\$17,800	\$18,500	\$18,700
Sale Date		10/26/2020	9/1/2020	7/27/2020	9/9/2019	9/15/2020
Sale Price		\$160,000	\$155,000	\$165,000	\$126,000	\$145,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$129,000	\$145,000
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$116.85	\$131.82
Total Adj Factors	\$70,000	\$76,200	\$81,700	\$80,700	\$71,200	\$82,300
Adjusted Sale Price		\$153,800	\$143,300	\$154,300	\$127,800	\$132,700
Comparable Estimate	\$142,400 (\$148.02/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-28	113.41-1-30	113.33-1-11	113.34-1-11	113.41-2-11	113.42-1-43
Owner	Burke Alan E	Heller, Kristen A	Silverman, David	Travis, Porsche L	Yetman, Carissa M	Sherk, Alicia M
Address	235 Ludwig Ave	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	67 Vern Ln	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 146	50 x 146	50 x 141	74 x 190	70 x 107	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1967 / 0	1959 / 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 90	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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1032	1107	977	1104	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 712	0 0	0 0	0 0
SFLA	936	1032	1107	977	1104	1193
Att/Det Gar Sqft	352	308	280	575	336	308
Prior Land	\$13,500					
Prior Total	\$89,000					
Comp Land Estimate	\$18,300	\$18,000	\$17,800	\$24,100	\$18,500	\$17,600
Sale Date		10/26/2020	7/27/2020	9/1/2020	9/9/2019	3/25/2020
Sale Price		\$160,000	\$165,000	\$155,000	\$126,000	\$150,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$129,000	\$151,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$116.85	\$126.57
Total Adj Factors	\$68,800	\$76,200	\$80,700	\$81,700	\$71,200	\$83,800
Adjusted Sale Price		\$152,600	\$153,100	\$142,100	\$126,600	\$136,000
Comparable Estimate	\$142,100 (\$151.82/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-29	113.41-1-30	113.33-1-11	113.34-1-11	113.42-1-43	113.41-2-11
Owner	Plueckhahn, Dale T	Heller, Kristen A	Silverman, David	Travis, Porsche L	Sherk, Alicia M	Yetman, Carissa M
Address	239 Ludwig Ave	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 146	50 x 146	50 x 141	74 x 190	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 0	1959 / 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 90
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	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1032	1107	977	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 712	0 0	0 0	0 0
SFLA	936	1032	1107	977	1193	1104
Att/Det Gar Sqft	308	308	280	575	308	336
Prior Land	\$13,500					
Prior Total	\$89,000					
Comp Land Estimate	\$18,300	\$18,000	\$17,800	\$24,100	\$17,600	\$18,500
Sale Date		10/26/2020	7/27/2020	9/1/2020	3/25/2020	9/9/2019
Sale Price		\$160,000	\$165,000	\$155,000	\$150,000	\$126,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$151,000	\$129,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$126.57	\$116.85
Total Adj Factors	\$67,900	\$76,200	\$80,700	\$81,700	\$83,800	\$71,200
Adjusted Sale Price		\$151,700	\$152,200	\$141,200	\$135,100	\$125,700
Comparable Estimate	\$141,200 (\$150.85/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-30	113.41-1-30	113.33-1-11	113.34-1-11	113.42-1-43	113.41-2-11
Owner	Heller, Kristen A	Heller, Kristen A	Silverman, David	Travis, Porsche L	Sherk, Alicia M	Yetman, Carissa M
Address	243 Ludwig Ave	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 146	50 x 141	74 x 190	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1967 / 0	1959 / 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 90
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	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1032	1107	977	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0	0 0
SFLA	1032	1032	1107	977	1193	1104
Att/Det Gar Sqft	308	308	280	575	308	336
Prior Land	\$13,400					
Prior Total	\$90,000					
Comp Land Estimate	\$18,000	\$18,000	\$17,800	\$24,100	\$17,600	\$18,500
Sale Date		10/26/2020	7/27/2020	9/1/2020	3/25/2020	9/9/2019
Sale Price		\$160,000	\$165,000	\$155,000	\$150,000	\$126,000
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$151,000	\$129,000
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$126.57	\$116.85
Total Adj Factors	\$76,200	\$76,200	\$80,700	\$81,700	\$83,800	\$71,200
Adjusted Sale Price		\$160,000	\$160,500	\$149,500	\$143,400	\$134,000
Comparable Estimate	\$149,500 (\$144.86/SFLA)					

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-31	113.41-1-30	113.34-1-11	113.33-1-11	113.42-1-43	113.41-2-11
Owner	Dickey, Daryl Lee	Heller, Kristen A	Travis, Porsche L	Silverman, David	Sherk, Alicia M	Yetman, Carissa M
Address	247 Ludwig Ave	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 146	74 x 190	50 x 141	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1964 / 0	1959 / 0	1967 / 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 90
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	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	936	1032	977	1107	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	936	1032	977	1107	1193	1104
Att/Det Gar Sqft	320	308	575	280	308	336
Prior Land	\$13,400					
Prior Total	\$86,000					
Comp Land Estimate	\$18,000	\$18,000	\$24,100	\$17,800	\$17,600	\$18,500
Sale Date		10/26/2020	9/1/2020	7/27/2020	3/25/2020	9/9/2019
Sale Price		\$160,000	\$155,000	\$165,000	\$150,000	\$126,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$151,000	\$129,000
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$126.57	\$116.85
Total Adj Factors	\$67,200	\$76,200	\$81,700	\$80,700	\$83,800	\$71,200
Adjusted Sale Price		\$151,000	\$140,500	\$151,500	\$134,400	\$125,000
Comparable Estimate	\$140,500 (\$150.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-32	113.33-1-11	113.41-1-30	113.42-1-43	113.42-4-46
Owner	Piersa, Jennifer L	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Lobosco, Thomas
Address	251 Ludwig Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 146	50 x 141	50 x 146	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1964 / 0	1957 / 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 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	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	1170	1107	1032	1193	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 672
SFLA	1170	1107	1032	1193	1176
Att/Det Gar Sqft		280	308	308	308
Prior Land	\$13,400				
Prior Total	\$87,900				
Comp Land Estimate	\$18,000	\$17,800	\$18,000	\$17,600	\$15,700
Sale Date		7/27/2020	10/26/2020	3/25/2020	1/8/2020
Sale Price		\$165,000	\$160,000	\$150,000	\$120,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$121,200
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$103.06
Total Adj Factors	\$76,700	\$80,700	\$76,200	\$83,800	\$79,800
Adjusted Sale Price		\$161,000	\$160,500	\$143,900	\$118,100
Comparable Estimate	\$142,200 (\$121.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-33	113.33-1-11	113.41-1-30	113.42-1-43	113.42-4-46	113.41-2-11
Owner	Nowak, Diane M	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Lobosco, Thomas	Yetman, Carissa M
Address	279 Ludwig Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	95 Constance Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 140	50 x 141	50 x 146	58 x 112	50 x 110	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1964 / 0	1957 / 0	1965 / 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 90
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	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	1149	1107	1032	1193	1176	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 0
SFLA	1149	1107	1032	1193	1176	1104
Att/Det Gar Sqft	425	280	308	308	308	336
Prior Land	\$20,200					
Prior Total	\$101,000					
Comp Land Estimate	\$25,100	\$17,800	\$18,000	\$17,600	\$15,700	\$18,500
Sale Date		7/27/2020	10/26/2020	3/25/2020	1/8/2020	9/9/2019
Sale Price		\$165,000	\$160,000	\$150,000	\$120,000	\$126,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$121,200	\$129,000
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$103.06	\$116.85
Total Adj Factors	\$84,200	\$80,700	\$76,200	\$83,800	\$79,800	\$71,200
Adjusted Sale Price		\$168,500	\$168,000	\$151,400	\$125,600	\$142,000
Comparable Estimate	\$151,100 (\$131.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.00-5-19.1	113.70-2-11	113.55-10-10.1	113.63-4-17	113.55-5-11
Owner	Lyndon Creek Residenti	La Mond, Lisa	Brice, Tiona-Meche	Maple Leaf Capital Corp	Jackson, Kathleen M
Address	19 Maishoss St	1368 Harlem Rd	27 Peoria Ave	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	122	120	120	120	120
School Code	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	140 x 113	45 x 120	90 x 108	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	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1937 / 0	1945 / 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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1266	936	1008	1248	1070
2nd Sty Area	880	840	1008	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 280	0 0
SFLA	2146	1776	2016	1998	1520
Att/Det Gar Sqft	616	440	528	484	399
Prior Land	\$23,100				
Prior Total	\$130,000				
Comp Land Estimate	\$27,200	\$11,000	\$16,000	\$14,000	\$13,000
Sale Date		6/23/2020	12/17/2018	2/15/2018	9/30/2019
Sale Price		\$110,800	\$110,000	\$105,000	\$125,600
Time Adj Sale Price		\$111,000	\$116,200	\$117,400	\$128,500
TADJSP/SQFT		\$62.50	\$57.64	\$58.76	\$84.54
Total Adj Factors	\$108,700	\$61,900	\$69,500	\$89,300	\$48,100
Adjusted Sale Price		\$157,800	\$155,400	\$136,800	\$189,100
Comparable Estimate	\$159,200 (\$74.18/SFLA)				

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	124.00-5-20	113.49-1-17	124.22-3-3	113.12-3-7.1	113.16-4-7	124.22-2-1
Owner	Chuchla, Joanne	Khounthy, Sanaxay	Shanley, Nathan	Aronberg, Ricky	Clamp, Russell	Keith-Tatum, Karen L
Address	25 Maishoss St	143 Ludwig Ave	11 Crisfield Ave	4 Bink St	18 Sunset Rd	30 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	122	122	122	122	122	122
School Code	143009	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	113 x 155	90 x 146	60 x 114	100 x 172	60 x 123	61 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1959 / 0	1958 / 0	1950 / 0	1948 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 Yes	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	0 / N
Stories	1.7	1.7	1.7	1.5	2.0	1.7
Bedrooms	4	4	3	4	5	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1294	1004	929	1136	1126	880
2nd Sty Area	0	0	0	0	1110	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2015	1757	1625	1704	2236	1540
Att/Det Gar Sqft	528	400	464	480	357	440
Prior Land	\$22,900					
Prior Total	\$136,000					
Comp Land Estimate	\$27,900	\$24,200	\$18,000	\$27,000	\$18,600	\$18,500
Sale Date		6/18/2019	11/13/2019	4/29/2020	10/25/2019	11/29/2018
Sale Price		\$155,000	\$125,000	\$148,000	\$201,000	\$135,000
Time Adj Sale Price		\$160,200	\$127,100	\$148,700	\$205,000	\$143,500
TADJSP/SQFT		\$91.18	\$78.22	\$87.27	\$91.68	\$93.18
Total Adj Factors	\$124,900	\$95,700	\$73,900	\$94,000	\$135,900	\$81,300
Adjusted Sale Price		\$189,400	\$178,100	\$179,600	\$194,000	\$187,100
Comparable Estimate	\$185,600 (\$92.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-26	113.12-1-26	113.34-1-42	113.08-3-7	113.12-1-20
Owner	Bell, Anthony M	Bell, Anthony M	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F
Address	3 Marie Ave	3 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 112	50 x 112	75 x 102	55 x 120	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1970 / 0	1970 / 0	1967 / 0	1969 / 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 Yes	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	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1144	1216	1134	1118
2nd Sty Area	1144	1144	1050	1161	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2288	2288	2266	2295	2262
Att/Det Gar Sqft	462	462	273	572	660
Prior Land	\$11,800				
Prior Total	\$132,000				
Comp Land Estimate	\$15,900	\$15,900	\$18,600	\$22,100	\$17,800
Sale Date		12/27/2019	6/3/2020	6/15/2020	8/11/2020
Sale Price		\$185,000	\$185,000	\$211,000	\$193,500
Time Adj Sale Price		\$187,500	\$185,300	\$211,400	\$193,500
TADJSP/SQFT		\$81.95	\$81.77	\$92.11	\$87.56
Total Adj Factors	\$98,600	\$98,600	\$93,200	\$100,500	\$96,000
Adjusted Sale Price		\$187,500	\$190,700	\$209,500	\$196,100
Comparable Estimate	\$193,800 (\$84.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-27	113.50-5-5	113.34-1-42	113.12-1-26	113.34-1-17
Owner	Roszczyk Niestroy, Bart	Al Mamun, Abdullah	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M
Address	4 Marie Ave	14 Fair Oaks Ln	119 Fair elm Ln	3 Marie Ave	29 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 114	50 x 105	75 x 102	50 x 112	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
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	1215	1218	1216	1144	1092
2nd Sty Area	1215	1218	1050	1144	1118
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0
SFLA	2430	2436	2266	2288	2210
Att/Det Gar Sqft	483	400	273	462	660
Prior Land	\$11,800				
Prior Total	\$127,000				
Comp Land Estimate	\$16,000	\$15,300	\$18,600	\$15,900	\$17,800
Sale Date		9/29/2020	6/3/2020	12/27/2019	8/11/2020
Sale Price		\$216,000	\$185,000	\$185,000	\$193,500
Time Adj Sale Price		\$216,000	\$185,300	\$187,500	\$193,500
TADJSP/SQFT		\$88.67	\$81.77	\$81.95	\$87.56
Total Adj Factors	\$101,400	\$102,200	\$93,200	\$98,600	\$96,000
Adjusted Sale Price		\$215,200	\$193,500	\$190,300	\$198,900
Comparable Estimate	\$202,000 (\$83.13/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-25	113.50-5-5	113.34-1-42	113.12-1-26	113.08-3-7	113.34-1-17
Owner	Rau, Kevin S	Al Mamun, Abdullah	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M	Castlebrook Developme
Address	7 Marie Ave	14 Fair Oaks Ln	119 Fair elm Ln	3 Marie Ave	29 Wells Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 105	75 x 102	50 x 112	55 x 120	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1970 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1218	1216	1144	1092	1134
2nd Sty Area	1215	1218	1050	1144	1118	1161
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0	0 0
SFLA	2430	2436	2266	2288	2210	2295
Att/Det Gar Sqft	576	400	273	462	660	572
Prior Land	\$11,800					
Prior Total	\$137,000					
Comp Land Estimate	\$15,900	\$15,300	\$18,600	\$15,900	\$17,800	\$22,100
Sale Date		9/29/2020	6/3/2020	12/27/2019	8/11/2020	6/15/2020
Sale Price		\$216,000	\$185,000	\$185,000	\$193,500	\$211,000
Time Adj Sale Price		\$216,000	\$185,300	\$187,500	\$193,500	\$211,400
TADJSP/SQFT		\$88.67	\$81.77	\$81.95	\$87.56	\$92.11
Total Adj Factors	\$102,300	\$102,200	\$93,200	\$98,600	\$96,000	\$100,500
Adjusted Sale Price		\$216,100	\$194,400	\$191,200	\$199,800	\$213,200
Comparable Estimate	\$202,900 (\$83.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-28	113.50-5-5	113.34-1-42	113.12-1-26	113.08-3-7	113.34-1-17
Owner	Slowinski, Daniel	Al Mamun, Abdullah	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M	Castlebrook Developme
Address	8 Marie Ave	14 Fair Oaks Ln	119 Fair elm Ln	3 Marie Ave	29 Wells Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 114	50 x 105	75 x 102	50 x 112	55 x 120	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1970 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1215	1218	1216	1144	1092	1134
2nd Sty Area	1215	1218	1050	1144	1118	1161
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0	0 0
SFLA	2430	2436	2266	2288	2210	2295
Att/Det Gar Sqft	528	400	273	462	660	572
Prior Land	\$11,800					
Prior Total	\$140,000					
Comp Land Estimate	\$16,000	\$15,300	\$18,600	\$15,900	\$17,800	\$22,100
Sale Date		9/29/2020	6/3/2020	12/27/2019	8/11/2020	6/15/2020
Sale Price		\$216,000	\$185,000	\$185,000	\$193,500	\$211,000
Time Adj Sale Price		\$216,000	\$185,300	\$187,500	\$193,500	\$211,400
TADJSP/SQFT		\$88.67	\$81.77	\$81.95	\$87.56	\$92.11
Total Adj Factors	\$106,500	\$102,200	\$93,200	\$98,600	\$96,000	\$100,500
Adjusted Sale Price		\$220,300	\$198,600	\$195,400	\$204,000	\$217,400
Comparable Estimate	\$207,100 (\$85.23/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-24	113.34-1-42	113.12-1-26	113.08-3-7	113.34-1-17	113.12-1-20
Owner	Bilski, Theresa A	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M	Castlebrook Developme	Moura, Vinicius F
Address	11 Marie Ave	119 Fairelm Ln	3 Marie Ave	29 Wells Ave	29 Sandy Ln	27 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 112	75 x 102	50 x 112	55 x 120	60 x 190	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1970 / 0	1966 / 0	1969 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1161	1216	1144	1092	1134	1118
2nd Sty Area	1188	1050	1144	1118	1161	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2349	2266	2288	2210	2295	2262
Att/Det Gar Sqft	483	273	462	660	572	
Prior Land	\$11,800					
Prior Total	\$128,000					
Comp Land Estimate	\$15,900	\$18,600	\$15,900	\$17,800	\$22,100	\$17,800
Sale Date		6/3/2020	12/27/2019	8/11/2020	6/15/2020	11/20/2019
Sale Price		\$185,000	\$185,000	\$193,500	\$211,000	\$170,980
Time Adj Sale Price		\$185,300	\$187,500	\$193,500	\$211,400	\$173,800
TADJSP/SQFT		\$81.77	\$81.95	\$87.56	\$92.11	\$76.83
Total Adj Factors	\$91,700	\$93,200	\$98,600	\$96,000	\$100,500	\$87,100
Adjusted Sale Price		\$183,800	\$180,600	\$189,200	\$202,600	\$178,400
Comparable Estimate	\$186,900 (\$79.57/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-29	113.34-1-42	113.08-3-7	113.12-1-26	113.12-1-20	113.34-1-17
Owner	Lelek, Edwin	Heinold, Taylor M	Hall, Emily M	Bell, Anthony M	Moura, Vinicius F	Castlebrook Developme
Address	12 Marie Ave	119 Fairelm Ln	29 Wells Ave	3 Marie Ave	27 Marie Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 114	75 x 102	55 x 120	50 x 112	60 x 112	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1970 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 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	1144	1216	1092	1144	1118	1134
2nd Sty Area	1144	1050	1118	1144	1144	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2288	2266	2210	2288	2262	2295
Att/Det Gar Sqft	550	273	660	462		572
Prior Land	\$11,800					
Prior Total	\$133,000					
Comp Land Estimate	\$16,000	\$18,600	\$17,800	\$15,900	\$17,800	\$22,100
Sale Date		6/3/2020	8/11/2020	12/27/2019	11/20/2019	6/15/2020
Sale Price		\$185,000	\$193,500	\$185,000	\$170,980	\$211,000
Time Adj Sale Price		\$185,300	\$193,500	\$187,500	\$173,800	\$211,400
TADJSP/SQFT		\$81.77	\$87.56	\$81.95	\$76.83	\$92.11
Total Adj Factors	\$79,200	\$93,200	\$96,000	\$98,600	\$87,100	\$100,500
Adjusted Sale Price		\$171,300	\$176,700	\$168,100	\$165,900	\$190,100
Comparable Estimate	\$174,400 (\$76.22/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-23	113.50-6-8	113.08-3-7	113.12-3-5.1	113.34-1-42	113.12-1-35
Owner	Lipowski, Frances J	Alvarez, Pedro E. Sierra	Hall, Emily M	Tatarevich, Daniil	Heinold, Taylor M	Bulera, Joshua
Address	15 Marie Ave	44 Fairelm Ln	29 Wells Ave	8 Bink St	119 Fairelm Ln	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	220 2 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 112	50 x 100	55 x 120	75 x 172	75 x 102	50 x 114
Building Style	03 Split level	12 Duplex	12 Duplex	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1966 / 0	1956 / 0	1967 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 478	C Average 90	C Average 105	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	1.7
Bedrooms	5	5	6	4	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1443	1152	1092	904	1216	936
2nd Sty Area	0	864	1118	864	1050	0
Fin Bsmt/Fin Rec Rm	478 0	0 0	0 0	0 0	0 0	0 0
SFLA	1921	2016	2210	1768	2266	1638
Att/Det Gar Sqft			660		273	
Prior Land	\$11,800					
Prior Total	\$124,000					
Comp Land Estimate	\$15,900	\$14,900	\$17,800	\$23,500	\$18,600	\$16,000
Sale Date		3/25/2020	8/11/2020	3/6/2020	6/3/2020	11/21/2019
Sale Price		\$149,000	\$193,500	\$143,000	\$185,000	\$146,500
Time Adj Sale Price		\$150,000	\$193,500	\$144,000	\$185,300	\$149,000
TADJSP/SQFT		\$74.40	\$87.56	\$81.45	\$81.77	\$90.96
Total Adj Factors	\$95,900	\$60,200	\$96,000	\$63,500	\$93,200	\$72,500
Adjusted Sale Price		\$185,700	\$193,400	\$176,400	\$188,000	\$172,400
Comparable Estimate	\$183,200 (\$95.37/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-30	113.12-3-5.1	113.50-6-8	113.08-3-7	113.34-1-42
Owner	Gilbert, Richard L	Tatarevich, Daniil	Alvarez, Pedro E. Sierra	Hall, Emily M	Heinold, Taylor M
Address	16 Marie Ave	8 Bink St	44 Fairelm Ln	29 Wells Ave	119 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 114	75 x 172	50 x 100	55 x 120	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1956 / 0	1965 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	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	1.7	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	904	1152	1092	1216
2nd Sty Area	0	864	864	1118	1050
Fin Bsmt/Fin Rec Rm	0 392	0 0	0 0	0 0	0 0
SFLA	1638	1768	2016	2210	2266
Att/Det Gar Sqft	576			660	273
Prior Land	\$11,800				
Prior Total	\$111,000				
Comp Land Estimate	\$16,000	\$23,500	\$14,900	\$17,800	\$18,600
Sale Date		3/6/2020	3/25/2020	8/11/2020	6/3/2020
Sale Price		\$143,000	\$149,000	\$193,500	\$185,000
Time Adj Sale Price		\$144,000	\$150,000	\$193,500	\$185,300
TADJSP/SQFT		\$81.45	\$74.40	\$87.56	\$81.77
Total Adj Factors	\$72,700	\$63,500	\$60,200	\$96,000	\$87,100
Adjusted Sale Price		\$153,200	\$162,500	\$170,200	\$164,800
Comparable Estimate	\$162,000 (\$98.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-22	113.34-1-42	113.12-1-26	113.08-3-7	113.12-1-20
Owner	Derhak, Dianna U	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M	Moura, Vinicius F
Address	19 Marie Ave	119 Fairelm Ln	3 Marie Ave	29 Wells Ave	27 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 112	75 x 102	50 x 112	55 x 120	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1970 / 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 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 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	6	6	6	6
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	1170	1216	1144	1092	1118
2nd Sty Area	1170	1050	1144	1118	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2340	2266	2288	2210	2262
Att/Det Gar Sqft	280	273	462	660	572
Prior Land	\$11,800				
Prior Total	\$132,000				
Comp Land Estimate	\$15,900	\$18,600	\$15,900	\$17,800	\$22,100
Sale Date		6/3/2020	12/27/2019	8/11/2020	11/20/2019
Sale Price		\$185,000	\$185,000	\$193,500	\$170,980
Time Adj Sale Price		\$185,300	\$187,500	\$193,500	\$173,800
TADJSP/SQFT		\$81.77	\$81.95	\$87.56	\$76.83
Total Adj Factors	\$97,200	\$93,200	\$98,600	\$96,000	\$87,100
Adjusted Sale Price		\$189,300	\$186,100	\$194,700	\$183,900
Comparable Estimate	\$192,400 (\$82.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-31	113.12-3-5.1	113.50-6-8	113.08-3-7	113.34-1-42	113.12-1-20
Owner	Roszczyk, Perry	Tatarevich, Daniil	Alvarez, Pedro E. Sierra	Hall, Emily M	Heinold, Taylor M	Moura, Vinicius F
Address	20 Marie Ave	8 Bink St	44 Fairelm Ln	29 Wells Ave	119 Fairelm Ln	27 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 114	75 x 172	50 x 100	55 x 120	75 x 102	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1956 / 0	1965 / 0	1966 / 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 90	C Average 90	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 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	5	4	5	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	904	1152	1092	1216	1118
2nd Sty Area	0	864	864	1118	1050	1144
Fin Bsmt/Fin Rec Rm	0 720	0 0	0 0	0 0	0 0	0 0
SFLA	1638	1768	2016	2210	2266	2262
Att/Det Gar Sqft				660	273	
Prior Land	\$11,800					
Prior Total	\$107,000					
Comp Land Estimate	\$16,000	\$23,500	\$14,900	\$17,800	\$18,600	\$17,800
Sale Date		3/6/2020	3/25/2020	8/11/2020	6/3/2020	11/20/2019
Sale Price		\$143,000	\$149,000	\$193,500	\$185,000	\$170,980
Time Adj Sale Price		\$144,000	\$150,000	\$193,500	\$185,300	\$173,800
TADJSP/SQFT		\$81.45	\$74.40	\$87.56	\$81.77	\$76.83
Total Adj Factors	\$67,700	\$63,500	\$60,200	\$96,000	\$93,200	\$87,100
Adjusted Sale Price		\$148,200	\$157,500	\$165,200	\$159,800	\$154,400
Comparable Estimate	\$157,000 (\$95.85/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-21	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26	113.12-1-21
Owner	Weng, Ying	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M	Weng, Ying
Address	23 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 Marie Ave	23 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 112	75 x 102	55 x 120	60 x 112	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1216	1092	1118	1144	1118
2nd Sty Area	1144	1050	1118	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2266	2210	2262	2288	2262
Att/Det Gar Sqft	506	273	660		462	506
Prior Land	\$11,800					
Prior Total	\$129,000					
Comp Land Estimate	\$15,900	\$18,600	\$17,800	\$17,800	\$15,900	\$15,900
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019	6/28/2019
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000	\$170,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500	\$175,700
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95	\$77.67
Total Adj Factors	\$92,700	\$93,200	\$96,000	\$87,100	\$98,600	\$92,700
Adjusted Sale Price		\$184,800	\$190,200	\$179,400	\$181,600	\$175,700
Comparable Estimate	\$182,300 (\$80.59/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-32	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26	113.34-1-17
Owner	Lucas, Robert P	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M	Castlebrook Developme
Address	24 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 Marie Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 114	75 x 102	55 x 120	60 x 112	50 x 112	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1216	1092	1118	1144	1134
2nd Sty Area	1144	1050	1118	1144	1144	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2266	2210	2262	2288	2295
Att/Det Gar Sqft	624	273	660		462	572
Prior Land	\$11,800					
Prior Total	\$127,000					
Comp Land Estimate	\$16,000	\$18,600	\$17,800	\$17,800	\$15,900	\$22,100
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019	6/15/2020
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000	\$211,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500	\$211,400
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95	\$92.11
Total Adj Factors	\$94,000	\$93,200	\$96,000	\$87,100	\$98,600	\$100,500
Adjusted Sale Price		\$186,100	\$191,500	\$180,700	\$182,900	\$204,900
Comparable Estimate	\$189,200 (\$83.64/SFLA)					

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-20	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26	113.12-1-21
Owner	Moura, Vinicius F	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M	Weng, Ying
Address	27 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 Marie Ave	23 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 112	75 x 102	55 x 120	60 x 112	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1216	1092	1118	1144	1118
2nd Sty Area	1144	1050	1118	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2266	2210	2262	2288	2262
Att/Det Gar Sqft		273	660		462	506
Prior Land	\$13,400					
Prior Total	\$124,000					
Comp Land Estimate	\$17,800	\$18,600	\$17,800	\$17,800	\$15,900	\$15,900
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019	6/28/2019
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000	\$170,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500	\$175,700
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95	\$77.67
Total Adj Factors	\$87,100	\$93,200	\$96,000	\$87,100	\$98,600	\$92,700
Adjusted Sale Price		\$179,200	\$184,600	\$173,800	\$176,000	\$170,100
Comparable Estimate	\$176,700 (\$78.12/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-33	113.12-1-35	113.08-1-13	113.12-3-5.1	113.50-6-8
Owner	Kopacz, Roberta E	Bulera, Joshua	Singh, Sujan	Donius, Michael P	Tatarevich, Daniil
Address	28 Marie Ave	36 Marie Ave	22 Wells Ave	25 Wells Ave	8 Bink St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 120	50 x 120	75 x 172
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1968 / 0	1966 / 0	1966 / 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 90
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	1.7	1.7	1.7	1.7	2.0
Bedrooms	5	5	6	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	3 Partial 0	4 Full 0
1st Sty Area	936	936	936	1128	904
2nd Sty Area	0	0	0	0	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 468	0 0
SFLA	1638	1638	1638	1783	1768
Att/Det Gar Sqft	550		440	440	
Prior Land	\$11,800				
Prior Total	\$109,000				
Comp Land Estimate	\$16,000	\$16,000	\$17,800	\$16,400	\$23,500
Sale Date		11/21/2019	2/11/2019	12/7/2018	3/6/2020
Sale Price		\$146,500	\$144,000	\$145,000	\$143,000
Time Adj Sale Price		\$149,000	\$150,800	\$153,200	\$144,000
TADJSP/SQFT		\$90.96	\$92.06	\$85.92	\$81.45
Total Adj Factors	\$80,400	\$72,500	\$82,800	\$84,800	\$63,500
Adjusted Sale Price		\$156,900	\$148,400	\$148,800	\$160,900
Comparable Estimate	\$157,000 (\$95.85/SFLA)				\$60,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-19	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26	113.12-1-21
Owner	Nowicki, George J	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M	Weng, Ying
Address	31 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 Marie Ave	23 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 112	75 x 102	55 x 120	60 x 112	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1216	1092	1118	1144	1118
2nd Sty Area	1144	1050	1118	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2266	2210	2262	2288	2262
Att/Det Gar Sqft		273	660		462	506
Prior Land	\$13,400					
Prior Total	\$122,000					
Comp Land Estimate	\$17,800	\$18,600	\$17,800	\$17,800	\$15,900	\$15,900
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019	6/28/2019
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000	\$170,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500	\$175,700
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95	\$77.67
Total Adj Factors	\$85,600	\$93,200	\$96,000	\$87,100	\$98,600	\$92,700
Adjusted Sale Price		\$177,700	\$183,100	\$172,300	\$174,500	\$168,600
Comparable Estimate	\$175,200 (\$77.45/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-34	113.08-3-7	113.34-1-42	113.12-1-20	113.12-1-26	113.34-1-17
Owner	Kopacz, Theodore J	Hall, Emily M	Heinold, Taylor M	Moura, Vinicius F	Bell, Anthony M	Castlebrook Developme
Address	32 Marie Ave	29 Wells Ave	119 Fairelm Ln	27 Marie Ave	3 Marie Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 114	55 x 120	75 x 102	60 x 112	50 x 112	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1967 / 0	1966 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1216	1118	1144	1134
2nd Sty Area	1118	1118	1050	1144	1144	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2210	2210	2266	2262	2288	2295
Att/Det Gar Sqft		660	273		462	572
Prior Land	\$13,700					
Prior Total	\$122,000					
Comp Land Estimate	\$18,000	\$17,800	\$18,600	\$17,800	\$15,900	\$22,100
Sale Date		8/11/2020	6/3/2020	11/20/2019	12/27/2019	6/15/2020
Sale Price		\$193,500	\$185,000	\$170,980	\$185,000	\$211,000
Time Adj Sale Price		\$193,500	\$185,300	\$173,800	\$187,500	\$211,400
TADJSP/SQFT		\$87.56	\$81.77	\$76.83	\$81.95	\$92.11
Total Adj Factors	\$84,200	\$96,000	\$93,200	\$87,100	\$98,600	\$100,500
Adjusted Sale Price		\$181,700	\$176,300	\$170,900	\$173,100	\$195,100
Comparable Estimate	\$179,400 (\$81.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-1-18	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26	113.34-1-17
Owner	Kowal, Christopher L	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M	Castlebrook Developme
Address	35 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 Marie Ave	29 Sandy 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 112	75 x 102	55 x 120	60 x 112	50 x 112	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1216	1092	1118	1144	1134
2nd Sty Area	1144	1050	1118	1144	1144	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2262	2266	2210	2262	2288	2295
Att/Det Gar Sqft		273	660		462	572
Prior Land	\$13,400					
Prior Total	\$123,000					
Comp Land Estimate	\$17,800	\$18,600	\$17,800	\$17,800	\$15,900	\$22,100
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019	6/15/2020
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000	\$211,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500	\$211,400
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95	\$92.11
Total Adj Factors	\$89,000	\$93,200	\$96,000	\$87,100	\$98,600	\$100,500
Adjusted Sale Price		\$181,100	\$186,500	\$175,700	\$177,900	\$199,900
Comparable Estimate	\$184,200 (\$81.43/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-35	113.12-1-35	113.08-1-13	113.12-3-5.1	113.50-6-8
Owner	Bulera, Joshua	Bulera, Joshua	Singh, Sujun	Tatarevich, Daniil	Alvarez, Pedro E. Sierra
Address	36 Marie Ave	36 Marie Ave	22 Wells Ave	8 Bink St	44 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 114	50 x 114	55 x 120	75 x 172	50 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1968 / 0	1968 / 0	1966 / 0	1956 / 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 90	C Average 90
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	1.7	1.7	1.7	2.0	2.0
Bedrooms	5	5	6	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	936	936	936	1128	1152
2nd Sty Area	0	0	0	0	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 468	0 0
SFLA	1638	1638	1638	1783	1768
Att/Det Gar Sqft			440	440	
Prior Land	\$11,800				
Prior Total	\$101,000				
Comp Land Estimate	\$16,000	\$16,000	\$17,800	\$16,400	\$23,500
					\$14,900
Sale Date		11/21/2019	2/11/2019	12/7/2018	3/6/2020
Sale Price		\$146,500	\$144,000	\$145,000	\$143,000
Time Adj Sale Price		\$149,000	\$150,800	\$153,200	\$144,000
TADJSP/SQFT		\$90.96	\$92.06	\$85.92	\$81.45
					\$74.40
Total Adj Factors	\$72,500	\$72,500	\$82,800	\$84,800	\$63,500
Adjusted Sale Price		\$149,000	\$140,500	\$140,900	\$153,000
					\$60,200
Comparable Estimate	\$149,100 (\$91.03/SFLA)				\$162,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-1-36	113.34-1-42	113.08-3-7	113.12-1-20	113.12-1-26
Owner	Palmisano, Lousie A	Heinold, Taylor M	Hall, Emily M	Moura, Vinicius F	Bell, Anthony M
Address	40 Marie Ave	119 Fairelm Ln	29 Wells Ave	27 Marie Ave	3 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 114	75 x 102	55 x 120	60 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1966 / 0	1966 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 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	1161	1216	1092	1118	1144
2nd Sty Area	1188	1050	1118	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2349	2266	2210	2262	2288
Att/Det Gar Sqft	399	273	660	462	572
Prior Land	\$11,800				
Prior Total	\$127,000				
Comp Land Estimate	\$16,000	\$18,600	\$17,800	\$17,800	\$15,900
Sale Date		6/3/2020	8/11/2020	11/20/2019	12/27/2019
Sale Price		\$185,000	\$193,500	\$170,980	\$185,000
Time Adj Sale Price		\$185,300	\$193,500	\$173,800	\$187,500
TADJSP/SQFT		\$81.77	\$87.56	\$76.83	\$81.95
Total Adj Factors	\$94,400	\$93,200	\$96,000	\$87,100	\$98,600
Adjusted Sale Price		\$186,500	\$191,900	\$181,100	\$183,300
Comparable Estimate	\$189,600 (\$80.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	124.02-1-21	113.65-3-13	113.65-1-23	113.79-3-4	113.15-3-8	113.65-2-16
Owner	Pham, Anh T	Widelski, Diane	Pari, Sharon A	Wharam, Amanda	Budziszewski, Paul	Shurilla, Hannah
Address	2159 Old Union Rd	19 Trudy Ln	110 Jane Dr	131 Cayuga Creek Rd	2937 William St	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	146801	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	32 x 329	50 x 149	73 x 104	106 x 372	63 x 374	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1958 / 0	1966 / 0	1960 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1556	1428	1572	1530	1430	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 1135	0 0	0 868
SFLA	1556	1428	1572	1530	1430	1181
Att/Det Gar Sqft	294	352	327	330	240	440
Prior Land	\$9,700					
Prior Total	\$112,000					
Comp Land Estimate	\$13,800	\$18,200	\$18,600	\$30,500	\$24,000	\$16,900
Sale Date		6/12/2020	7/19/2019	8/13/2020	8/14/2019	7/21/2020
Sale Price		\$170,000	\$162,000	\$188,000	\$140,300	\$158,500
Time Adj Sale Price		\$170,300	\$166,900	\$188,000	\$144,100	\$158,500
TADJSP/SQFT		\$119.26	\$106.17	\$122.88	\$100.77	\$134.21
Total Adj Factors	\$100,000	\$101,300	\$107,600	\$112,000	\$100,100	\$84,200
Adjusted Sale Price		\$169,000	\$159,300	\$176,000	\$144,000	\$174,300
Comparable Estimate	\$164,500 (\$105.72/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.02-1-25	113.70-2-11	113.55-5-11	113.57-2-22	113.12-3-7.1
Owner	Farooqe, Nazia A	La Mond, Lisa	Jackson, Kathleen M	Andrews, Christopher	Aronberg, Ricky
Address	2175 Old Union Rd	1368 Harlem Rd	97 Girard Ave	49 Raymond Ave	4 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	120	120	122	120
School Code	143001	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 174	45 x 120	63 x 108	60 x 145	100 x 172
Building Style	08 Old style	08 Old style	08 Old style	03 Split level	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1937 / 0	1927 / 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 No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	1.0	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1100	936	1070	1112	1136
2nd Sty Area	660	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	522 0	0 0
SFLA	1760	1776	1520	1634	1704
Att/Det Gar Sqft		440	399	528	480
Prior Land	\$16,300				
Prior Total	\$90,000				
Comp Land Estimate	\$21,500	\$11,000	\$13,000	\$20,100	\$27,000
Sale Date		6/23/2020	9/30/2019	5/26/2020	4/29/2020
Sale Price		\$110,800	\$125,600	\$206,500	\$148,000
Time Adj Sale Price		\$111,000	\$128,500	\$207,200	\$148,700
TADJSP/SQFT		\$62.50	\$84.54	\$126.81	\$87.27
Total Adj Factors	\$77,400	\$61,900	\$48,100	\$97,700	\$94,000
Adjusted Sale Price		\$126,500	\$157,800	\$186,900	\$132,100
Comparable Estimate	\$145,800 (\$82.84/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	124.02-1-27	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5	113.65-2-3
Owner	Nazzarett, Anthony	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D	Raut, Upendra
Address	2195 Old Union Rd	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 160	50 x 128	69 x 110	70 x 110	86 x 123	57 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	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	768	1181	1100	1100	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 650	0 448
SFLA	768	1181	1100	1100	1181	1181
Att/Det Gar Sqft		440	260	350	391	
Prior Land	\$13,700					
Prior Total	\$70,000					
Comp Land Estimate	\$18,700	\$16,900	\$18,700	\$18,800	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00	\$125.23
Total Adj Factors	\$57,000	\$84,200	\$82,300	\$80,600	\$93,000	\$82,800
Adjusted Sale Price		\$131,300	\$119,700	\$119,300	\$131,700	\$122,100
Comparable Estimate	\$124,800 (\$162.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.02-1-28	113.12-3-7.1	124.22-3-3	113.49-1-17	124.12-1-42
Owner	Coppola, Scott A	Aronberg, Ricky	Shanley, Nathan	Khounthy, Sanaxay	Paolini, Michael P
Address	2197 Old Union Rd	4 Bink St	11 Crisfield Ave	143 Ludwig Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	100 x 139	100 x 172	60 x 114	90 x 146	75 x 142
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	1937 / 0	1950 / 0	1958 / 0	1959 / 0	1960 / 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 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	1.7	1.7	1.5
Bedrooms	2	4	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	1161	1136	929	1004	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1161	1704	1625	1757	1530
Att/Det Gar Sqft	399	480	464	400	624
Prior Land	\$20,200				
Prior Total	\$98,000				
Comp Land Estimate	\$25,000	\$27,000	\$18,000	\$24,200	\$21,900
Sale Date		4/29/2020	11/13/2019	6/18/2019	7/23/2018
Sale Price		\$148,000	\$125,000	\$155,000	\$143,500
Time Adj Sale Price		\$148,700	\$127,100	\$160,200	\$156,000
TADJSP/SQFT		\$87.27	\$78.22	\$91.18	\$101.96
Total Adj Factors	\$69,800	\$94,000	\$73,900	\$95,700	\$89,200
Adjusted Sale Price		\$124,500	\$123,000	\$134,300	\$136,600
Comparable Estimate	\$130,100 (\$112.06/SFLA)				\$81,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-18	113.49-1-17	113.12-3-7.1	113.16-4-7	124.22-3-3	113.12-1-42
Owner	Czajka, Christine M	Khounthy, Sanaxay	Aronberg, Ricky	Clamp, Russell	Shanley, Nathan	Paolini, Michael P
Address	25 Raymond Ave	143 Ludwig Ave	4 Bink St	18 Sunset Rd	11 Crisfield Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 145	90 x 146	100 x 172	60 x 123	60 x 114	75 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1959 / 0	1950 / 0	1948 / 0	1958 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	2.0	1.7	1.5
Bedrooms	4	4	4	5	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1004	1136	1126	929	1020
2nd Sty Area	0	0	0	1110	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	1895	1757	1704	2236	1625	1530
Att/Det Gar Sqft	616	400	480	357	464	624
Prior Land	\$23,200					
Prior Total	\$135,000					
Comp Land Estimate	\$28,000	\$24,200	\$27,000	\$18,600	\$18,000	\$21,900
Sale Date		6/18/2019	4/29/2020	10/25/2019	11/13/2019	7/23/2018
Sale Price		\$155,000	\$148,000	\$201,000	\$125,000	\$143,500
Time Adj Sale Price		\$160,200	\$148,700	\$205,000	\$127,100	\$156,000
TADJSP/SQFT		\$91.18	\$87.27	\$91.68	\$78.22	\$101.96
Total Adj Factors	\$110,200	\$95,700	\$94,000	\$135,900	\$73,900	\$89,200
Adjusted Sale Price		\$174,700	\$164,900	\$179,300	\$163,400	\$177,000
Comparable Estimate	\$171,900 (\$90.71/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-11	113.57-2-22	113.34-2-49	113.12-1-6	113.12-1-3	113.42-5-42
Owner	Pagano, Doni J	Andrews, Christopher	Girling, Ariana C	Gervasio, Jeremy	Leone, Teresa	Slazak, Marc A
Address	26 Raymond Ave	49 Raymond Ave	97 Vern Ln	184 Vern Ln	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 146	60 x 145	52 x 113	54 x 117	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1967 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 412	C Average 100	C Average 100	C Average 100	C 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 / Y	0 / N	0 / N	0 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 1	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1172	1112	1232	1114	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	412 0	522 0	280 0	260 0	260 0	348 0
SFLA	1584	1634	1512	1374	1374	1545
Att/Det Gar Sqft		528				
Prior Land	\$23,200					
Prior Total	\$132,800					
Comp Land Estimate	\$28,100	\$20,100	\$16,500	\$17,300	\$17,300	\$15,500
Sale Date		5/26/2020	6/26/2019	7/1/2020	7/10/2019	1/19/2018
Sale Price		\$206,500	\$165,000	\$185,000	\$155,172	\$159,000
Time Adj Sale Price		\$207,200	\$170,500	\$185,000	\$159,900	\$178,700
TADJSP/SQFT		\$126.81	\$112.76	\$134.64	\$116.38	\$115.66
Total Adj Factors	\$91,700	\$97,700	\$85,100	\$86,700	\$79,600	\$84,500
Adjusted Sale Price		\$201,200	\$177,100	\$190,000	\$172,000	\$185,900
Comparable Estimate	\$185,200 (\$116.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-2-20	113.49-1-17	113.16-4-7	113.34-2-40	113.12-3-7.1
Owner	Allan, Guy J	Khounthy, Sanaxay	Clamp, Russell	Rosario, Norma I	Aronberg, Ricky
Address	31 Raymond Ave	143 Ludwig Ave	18 Sunset Rd	117 Vern Ln	4 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 145	90 x 146	60 x 123	55 x 110	100 x 172
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1948 / 0	1963 / 0	1950 / 0
Condition	4 Good	3 Normal	4 Good	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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	2.0	1.7	1.5
Bedrooms	3	4	5	4	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1207	1004	1126	1524	1136
2nd Sty Area	0	0	1110	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0
SFLA	1883	1757	2236	2343	1704
Att/Det Gar Sqft	576	400	357		480
Prior Land	\$15,200				
Prior Total	\$147,000				
Comp Land Estimate	\$20,100	\$24,200	\$18,600	\$17,100	\$27,000
Sale Date		6/18/2019	10/25/2019	4/28/2020	4/29/2020
Sale Price		\$155,000	\$201,000	\$195,000	\$148,000
Time Adj Sale Price		\$160,200	\$205,000	\$196,000	\$148,700
TADJSP/SQFT		\$91.18	\$91.68	\$83.65	\$87.27
Total Adj Factors	\$123,500	\$95,700	\$135,900	\$130,100	\$94,000
Adjusted Sale Price		\$188,000	\$192,600	\$189,400	\$178,200
Comparable Estimate	\$185,000 (\$98.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-10	113.49-1-17	113.12-3-7.1	124.22-3-3	113.12-1-42
Owner	Piskorz, Ronald F	Khounthy, Sanaxay	Aronberg, Ricky	Shanley, Nathan	Paolini, Michael P
Address	32 Raymond Ave	143 Ludwig Ave	4 Bink St	11 Crisfield Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	60 x 146	90 x 146	100 x 172	60 x 114	75 x 142
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	1948 / 0	1959 / 0	1950 / 0	1958 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.7	1.5
Bedrooms	3	4	4	3	4
Full/Half Baths	1 / 1	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
1st Sty Area	1006	1004	1136	929	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1760	1757	1704	1625	1530
Att/Det Gar Sqft	440	400	480	464	624
Prior Land	\$15,200				
Prior Total	\$113,959				
Comp Land Estimate	\$20,200	\$24,200	\$27,000	\$18,000	\$21,900
Sale Date		6/18/2019	4/29/2020	11/13/2019	7/23/2018
Sale Price		\$155,000	\$148,000	\$125,000	\$143,500
Time Adj Sale Price		\$160,200	\$148,700	\$127,100	\$156,000
TADJSP/SQFT		\$91.18	\$87.27	\$78.22	\$101.96
Total Adj Factors	\$79,300	\$95,700	\$94,000	\$73,900	\$89,200
Adjusted Sale Price		\$143,800	\$134,000	\$132,500	\$146,100
Comparable Estimate	\$141,000 (\$80.11/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-9	113.49-1-17	113.12-3-7.1	113.12-1-42	124.22-3-3	124.22-2-1
Owner	Vargas, Nicholas P	Khounthy, Sanaxay	Aronberg, Ricky	Paolini, Michael P	Shanley, Nathan	Keith-Tatum, Karen L
Address	34 Raymond Ave	143 Ludwig Ave	4 Bink St	7 Bink St	11 Crisfield Ave	30 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 146	90 x 146	100 x 172	75 x 142	60 x 114	61 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1950 / 0	1960 / 0	1958 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	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	4 Full 0
1st Sty Area	664	1004	1136	1020	929	880
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1132	1757	1704	1530	1625	1540
Att/Det Gar Sqft	440	400	480	624	464	440
Prior Land	\$19,200					
Prior Total	\$115,500					
Comp Land Estimate	\$24,200	\$24,200	\$27,000	\$21,900	\$18,000	\$18,500
Sale Date		6/18/2019	4/29/2020	7/23/2018	11/13/2019	11/29/2018
Sale Price		\$155,000	\$148,000	\$143,500	\$125,000	\$135,000
Time Adj Sale Price		\$160,200	\$148,700	\$156,000	\$127,100	\$143,500
TADJSP/SQFT		\$91.18	\$87.27	\$101.96	\$78.22	\$93.18
Total Adj Factors	\$80,700	\$95,700	\$94,000	\$89,200	\$73,900	\$81,300
Adjusted Sale Price		\$145,200	\$135,400	\$147,500	\$133,900	\$142,900
Comparable Estimate	\$141,000 (\$124.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-2-21	113.79-3-1	113.16-4-7	113.34-2-40	114.17-5-19
Owner	Pyszczyński, Paul	Binko, Richard S	Clamp, Russell	Rosario, Norma I	Alareqi, Suad A
Address	35 Raymond Ave	117 Cayuga Creek Rd	18 Sunset Rd	117 Vern Ln	78 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	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 146	91 x 436	60 x 123	55 x 110	53 x 120
Building Style	05 Colonial	05 Colonial	04 Cape cod	04 Cape cod	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1996 / 0	1948 / 0	1963 / 0	1987 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	B Good 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	2.0	2.0	1.7	2.0
Bedrooms	4	3	5	4	5
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1029	846	1126	1524	876
2nd Sty Area	1116	666	1110	0	1300
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 468	0 0
SFLA	2145	1512	2236	2343	2176
Att/Det Gar Sqft	576	483	357	418	418
Prior Land	\$15,200				
Prior Total	\$171,000				
Comp Land Estimate	\$20,200	\$28,500	\$18,600	\$17,100	\$23,400
Sale Date		8/8/2019	10/25/2019	4/28/2020	10/30/2020
Sale Price		\$190,000	\$201,000	\$195,000	\$377,500
Time Adj Sale Price		\$195,100	\$205,000	\$196,000	\$377,500
TADJSP/SQFT		\$129.03	\$91.68	\$83.65	\$173.48
Total Adj Factors	\$133,900	\$112,800	\$135,900	\$130,100	\$228,800
Adjusted Sale Price		\$216,200	\$203,000	\$199,800	\$282,600
Comparable Estimate	\$220,800 (\$102.94/SFLA)				\$107,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-2-22	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Andrews, Christopher	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	49 Raymond Ave	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 145	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 522	C Average 100	C Average 100	C Average 100	C Average 100
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 / Y	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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1112	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	522 0	522 0	260 0	280 0	260 0
SFLA	1634	1634	1374	1512	1374
Att/Det Gar Sqft	528	528			
Prior Land	\$15,200				
Prior Total	\$139,108				
Comp Land Estimate	\$20,100	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$97,700	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$207,200	\$196,000	\$183,100	\$178,000
Comparable Estimate	\$191,200 (\$117.01/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-8	113.65-3-13	113.65-1-23	113.15-3-8	113.42-4-33	113.65-2-16
Owner	Roberts, Caroline	Widelski, Diane	Pari, Sharon A	Budziszewski, Paul	Kling, John L IV	Shurilla, Hannah
Address	50 Raymond Ave	19 Trudy Ln	110 Jane Dr	2937 William St	69 Constance Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143009	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	120 x 146	50 x 149	73 x 104	63 x 374	50 x 110	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1966 / 0	1957 / 0	1963 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 1	1 / 1	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	1564	1428	1572	1430	1384	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 0	0 0	0 868
SFLA	1564	1428	1572	1430	1384	1181
Att/Det Gar Sqft		352	327	240	308	440
Prior Land	\$23,200					
Prior Total	\$129,480					
Comp Land Estimate	\$28,100	\$18,200	\$18,600	\$24,000	\$15,700	\$16,900
Sale Date		6/12/2020	7/19/2019	8/14/2019	4/14/2020	7/21/2020
Sale Price		\$170,000	\$162,000	\$140,300	\$129,000	\$158,500
Time Adj Sale Price		\$170,300	\$166,900	\$144,100	\$129,600	\$158,500
TADJSP/SQFT		\$119.26	\$106.17	\$100.77	\$93.64	\$134.21
Total Adj Factors	\$109,300	\$101,300	\$107,600	\$100,100	\$82,000	\$84,200
Adjusted Sale Price		\$178,300	\$168,600	\$153,300	\$156,900	\$183,600
Comparable Estimate	\$168,100 (\$107.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-7	113.57-3-23	113.65-2-16	113.57-2-1	113.65-1-5	113.42-1-43
Owner	Vona, Eddie D	Kehoe, Kim M	Shurilla, Hannah	Ziolkowski, Sarah Lynn	Subba, Bir D	Sherk, Alicia M
Address	58 Raymond Ave	24 Vern Ln	25 Ceil Dr	29 Vern Ln	12 Ceil Dr	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 146	69 x 110	50 x 128	70 x 110	86 x 123	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1957 / 0	1956 / 0	1955 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1164	1100	1181	1100	1181	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 550	0 450	0 868	0 550	0 650	0 0
SFLA	1164	1100	1181	1100	1181	1193
Att/Det Gar Sqft	484	260	440	350	391	308
Prior Land	\$17,900					
Prior Total	\$96,000					
Comp Land Estimate	\$22,800	\$18,700	\$16,900	\$18,800	\$21,800	\$17,600
Sale Date		9/15/2020	7/21/2020	3/9/2020	11/26/2019	3/25/2020
Sale Price		\$145,000	\$158,500	\$142,000	\$164,900	\$150,000
Time Adj Sale Price		\$145,000	\$158,500	\$142,900	\$167,700	\$151,000
TADJSP/SQFT		\$131.82	\$134.21	\$129.91	\$142.00	\$126.57
Total Adj Factors	\$88,500	\$82,300	\$84,200	\$80,600	\$93,000	\$83,800
Adjusted Sale Price		\$151,200	\$162,800	\$150,800	\$163,200	\$155,700
Comparable Estimate	\$156,700 (\$134.62/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-23	113.65-2-16	113.57-3-23	113.57-2-1	113.65-3-13	113.65-1-5
Owner	Klima, Frank J	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Widelski, Diane	Subba, Bir D
Address	59 Raymond Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	19 Trudy Ln	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	120 x 145	50 x 128	69 x 110	70 x 110	50 x 149	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1957 / 0	1955 / 0	1958 / 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 No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 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	1299	1181	1100	1100	1428	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 616	0 868	0 450	0 550	0 960	0 650
SFLA	1299	1181	1100	1100	1428	1181
Att/Det Gar Sqft	240	440	260	350	352	391
Prior Land	\$23,200					
Prior Total	\$104,000					
Comp Land Estimate	\$28,000	\$16,900	\$18,700	\$18,800	\$18,200	\$21,800
Sale Date		7/21/2020	9/15/2020	3/9/2020	6/12/2020	11/26/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$170,000	\$164,900
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$170,300	\$167,700
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$119.26	\$142.00
Total Adj Factors	\$96,400	\$84,200	\$82,300	\$80,600	\$101,300	\$93,000
Adjusted Sale Price		\$170,700	\$159,100	\$158,700	\$165,400	\$171,100
Comparable Estimate	\$165,000 (\$127.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-6	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5
Owner	Martiny, Jennifer B	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D
Address	62 Raymond Ave	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	100 x 146	50 x 128	69 x 110	70 x 110	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1953 / 0	1956 / 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 No	2 Hot air No	3 Hot wtr/stm 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	3
Full/Half Baths	1 / 0	1 / 0	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	1215	1181	1100	1100	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 868	0 450	0 550	0 650
SFLA	1215	1181	1100	1100	1181
Att/Det Gar Sqft	299	440	260	350	391
Prior Land	\$20,500				
Prior Total	\$100,000				
Comp Land Estimate	\$25,500	\$16,900	\$18,700	\$18,800	\$21,800
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00
Total Adj Factors	\$93,400	\$84,200	\$82,300	\$80,600	\$93,000
Adjusted Sale Price		\$167,700	\$156,100	\$155,700	\$168,100
Comparable Estimate	\$161,600 (\$133/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-24	113.57-3-23	113.57-2-1	113.41-1-30	113.34-1-11	113.65-2-16
Owner	Clamp William R Jr	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Heller, Kristen A	Travis, Porsche L	Shurilla, Hannah
Address	79 Raymond Ave	24 Vern Ln	29 Vern Ln	243 Ludwig Ave	17 Sandy Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 145	69 x 110	70 x 110	50 x 146	74 x 190	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1964 / 0	1959 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	968	1100	1100	1032	977	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 0	0 868
SFLA	968	1100	1100	1032	977	1181
Att/Det Gar Sqft	400	260	350	308	575	440
Prior Land	\$13,400					
Prior Total	\$84,100					
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$18,000	\$24,100	\$16,900
Sale Date		9/15/2020	3/9/2020	10/26/2020	9/1/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$160,000	\$155,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$160,000	\$155,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$155.04	\$158.65	\$134.21
Total Adj Factors	\$71,100	\$82,300	\$80,600	\$76,200	\$81,700	\$84,200
Adjusted Sale Price		\$133,800	\$133,400	\$154,900	\$144,400	\$145,400
Comparable Estimate	\$142,400 (\$147.11/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-5	113.49-1-17	113.12-3-7.1	113.12-1-42	124.22-3-3	124.22-2-1
Owner	Bushley, Patricia	Khounthy, Sanaxay	Aronberg, Ricky	Paolini, Michael P	Shanley, Nathan	Keith-Tatum, Karen L
Address	80 Raymond Ave	143 Ludwig Ave	4 Bink St	7 Bink St	11 Crisfield Ave	30 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 146	90 x 146	100 x 172	75 x 142	60 x 114	61 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1950 / 0	1960 / 0	1958 / 0	1962 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	4	4	4	3	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	948	1004	1136	1020	929	880
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1368	1757	1704	1530	1625	1540
Att/Det Gar Sqft	616	400	480	624	464	440
Prior Land	\$15,200					
Prior Total	\$96,000					
Comp Land Estimate	\$20,200	\$24,200	\$27,000	\$21,900	\$18,000	\$18,500
Sale Date		6/18/2019	4/29/2020	7/23/2018	11/13/2019	11/29/2018
Sale Price		\$155,000	\$148,000	\$143,500	\$125,000	\$135,000
Time Adj Sale Price		\$160,200	\$148,700	\$156,000	\$127,100	\$143,500
TADJSP/SQFT		\$91.18	\$87.27	\$101.96	\$78.22	\$93.18
Total Adj Factors	\$62,500	\$95,700	\$94,000	\$89,200	\$73,900	\$81,300
Adjusted Sale Price		\$127,000	\$117,200	\$129,300	\$115,700	\$124,700
Comparable Estimate	\$122,800 (\$89.77/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-25	113.65-3-13	113.15-3-8	113.42-4-33	113.57-3-23	113.65-2-16
Owner	Bruks, Yuriy	Widelski, Diane	Budziszewski, Paul	Kling, John L IV	Kehoe, Kim M	Shurilla, Hannah
Address	81 Raymond Ave	19 Trudy Ln	2937 William St	69 Constance Ln	24 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 145	50 x 149	63 x 374	50 x 110	69 x 110	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1957 / 0	1963 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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 / 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	1444	1428	1430	1384	1100	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 0	0 450	0 868
SFLA	1444	1428	1430	1384	1100	1181
Att/Det Gar Sqft	660	352	240	308	260	440
Prior Land	\$16,600					
Prior Total	\$107,651					
Comp Land Estimate	\$21,500	\$18,200	\$24,000	\$15,700	\$18,700	\$16,900
Sale Date		6/12/2020	8/14/2019	4/14/2020	9/15/2020	7/21/2020
Sale Price		\$170,000	\$140,300	\$129,000	\$145,000	\$158,500
Time Adj Sale Price		\$170,300	\$144,100	\$129,600	\$145,000	\$158,500
TADJSP/SQFT		\$119.26	\$100.77	\$93.64	\$131.82	\$134.21
Total Adj Factors	\$85,500	\$101,300	\$100,100	\$82,000	\$82,300	\$84,200
Adjusted Sale Price		\$154,500	\$129,500	\$133,100	\$148,200	\$159,800
Comparable Estimate	\$145,000 (\$100.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-4	113.57-3-23	113.57-2-1	113.33-1-11	113.65-2-16
Owner	Callesio, Patrick E	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Shurilla, Hannah
Address	82 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 146	69 x 110	70 x 110	50 x 141	50 x 128
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	1985 / 0	1957 / 0	1955 / 0	1967 / 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 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	3	3	3	3
Full/Half Baths	1 / 0	2 / 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	1144	1100	1100	1107	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 868
SFLA	1144	1100	1100	1107	1181
Att/Det Gar Sqft	400	260	350	280	440
Prior Land	\$14,500				
Prior Total	\$95,000				
Comp Land Estimate	\$19,500	\$18,700	\$18,800	\$17,800	\$16,900
Sale Date		9/15/2020	3/9/2020	7/27/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$134.21
Total Adj Factors	\$82,700	\$82,300	\$80,600	\$80,700	\$84,200
Adjusted Sale Price		\$145,400	\$145,000	\$167,000	\$157,000
Comparable Estimate	\$156,200 (\$136.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-26	113.65-3-13	113.42-4-33	113.57-3-23	113.15-3-8	113.57-2-1
Owner	Parzy, Madeleine C	Widelski, Diane	Kling, John L IV	Kehoe, Kim M	Budziszewski, Paul	Ziolkowski, Sarah Lynn
Address	83 Raymond Ave	19 Trudy Ln	69 Constance Ln	24 Vern Ln	2937 William St	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	50 x 149	50 x 110	69 x 110	63 x 374	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1963 / 0	1957 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1389	1428	1384	1100	1430	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 450	0 0	0 550
SFLA	1389	1428	1384	1100	1430	1100
Att/Det Gar Sqft	368	352	308	260	240	350
Prior Land	\$15,200					
Prior Total	\$107,000					
Comp Land Estimate	\$20,100	\$18,200	\$15,700	\$18,700	\$24,000	\$18,800
Sale Date		6/12/2020	4/14/2020	9/15/2020	8/14/2019	3/9/2020
Sale Price		\$170,000	\$129,000	\$145,000	\$140,300	\$142,000
Time Adj Sale Price		\$170,300	\$129,600	\$145,000	\$144,100	\$142,900
TADJSP/SQFT		\$119.26	\$93.64	\$131.82	\$100.77	\$129.91
Total Adj Factors	\$95,700	\$101,300	\$82,000	\$82,300	\$100,100	\$80,600
Adjusted Sale Price		\$164,700	\$143,300	\$158,400	\$139,700	\$158,000
Comparable Estimate	\$152,800 (\$110.01/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	113.57-2-27	113.57-3-23	113.57-2-1	113.65-2-16	113.41-2-11	113.33-1-11
Owner	Herman, Richard G	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah	Yetman, Carissa M	Silverman, David
Address	85 Raymond Ave	24 Vern Ln	29 Vern Ln	25 Ceil Dr	67 Vern Ln	278 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	69 x 110	70 x 110	50 x 128	70 x 107	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1955 / 0	1956 / 0	1956 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1100	1100	1181	1104	1107
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 868	0 0	0 712
SFLA	1092	1100	1100	1181	1104	1107
Att/Det Gar Sqft	483	260	350	440	336	280
Prior Land	\$15,200					
Prior Total	\$83,000					
Comp Land Estimate	\$20,100	\$18,700	\$18,800	\$16,900	\$18,500	\$17,800
Sale Date		9/15/2020	3/9/2020	7/21/2020	9/9/2019	7/27/2020
Sale Price		\$145,000	\$142,000	\$158,500	\$126,000	\$165,000
Time Adj Sale Price		\$145,000	\$142,900	\$158,500	\$129,000	\$165,000
TADJSP/SQFT		\$131.82	\$129.91	\$134.21	\$116.85	\$149.05
Total Adj Factors	\$80,300	\$82,300	\$80,600	\$84,200	\$71,200	\$80,700
Adjusted Sale Price		\$143,000	\$142,600	\$154,600	\$138,100	\$164,600
Comparable Estimate	\$148,600 (\$136.08/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-2-28	113.57-3-23	113.57-2-1	113.50-2-1	113.65-2-16	113.42-1-43
Owner	Thielke, Kenneth R	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Kulpa, Frances A	Shurilla, Hannah	Sherk, Alicia M
Address	91 Raymond Ave	24 Vern Ln	29 Vern Ln	40 Joanne Ln	25 Ceil Dr	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	69 x 110	70 x 110	50 x 110	50 x 128	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1957 / 0	1955 / 0	1961 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1242	1100	1100	1248	1181	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 672	0 868	0 0
SFLA	1242	1100	1100	1248	1181	1193
Att/Det Gar Sqft	576	260	350	308	440	308
Prior Land	\$15,200					
Prior Total	\$121,000					
Comp Land Estimate	\$20,100	\$18,700	\$18,800	\$15,700	\$16,900	\$17,600
Sale Date		9/15/2020	3/9/2020	12/9/2019	7/21/2020	3/25/2020
Sale Price		\$145,000	\$142,000	\$125,000	\$158,500	\$150,000
Time Adj Sale Price		\$145,000	\$142,900	\$126,700	\$158,500	\$151,000
TADJSP/SQFT		\$131.82	\$129.91	\$101.52	\$134.21	\$126.57
Total Adj Factors	\$94,600	\$82,300	\$80,600	\$76,000	\$84,200	\$83,800
Adjusted Sale Price		\$157,300	\$156,900	\$145,300	\$168,900	\$161,800
Comparable Estimate	\$158,000 (\$127.21/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-3	113.79-3-1	114.17-5-4	113.55-8-5	113.42-4-47	113.42-6-22
Owner	Scholl, Paul G	Binko, Richard S	Jacobs, Aronezz	Keuck, Donald J	Billups, Gregory A	Shepard, Joseph
Address	98 Raymond Ave	117 Cayuga Creek Rd	18 Rushford Ln	6 Girard Ave	97 Constance Ln	64 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	124	120	122	122
School Code	143001	143009	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 146	91 x 436	62 x 124	100 x 108	52 x 110	53 x 100
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	03 Split level	14 Unknown
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	2003 / 0	1996 / 0	1986 / 0	1962 / 0	1963 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.0	2.0
Bedrooms	3	3	4	5	3	6
Full/Half Baths	1 / 1	1 / 1	2 / 1	3 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 1	4 Full 0
1st Sty Area	1180	846	1234	1608	1536	1336
2nd Sty Area	1392	666	1140	1240	0	704
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	715 300	0 1200
SFLA	2572	1512	2374	2848	2251	2040
Att/Det Gar Sqft	322	483	264	483		308
Prior Land	\$10,600					
Prior Total	\$150,000					
Comp Land Estimate	\$14,900	\$28,500	\$26,500	\$17,000	\$16,300	\$15,700
Sale Date		8/8/2019	8/27/2020	5/7/2019	5/29/2020	5/11/2020
Sale Price		\$190,000	\$273,000	\$195,080	\$203,000	\$175,000
Time Adj Sale Price		\$195,100	\$273,000	\$202,300	\$203,700	\$175,600
TADJSP/SQFT		\$129.03	\$115.00	\$71.03	\$90.49	\$86.08
Total Adj Factors	\$150,000	\$112,800	\$170,300	\$115,000	\$121,600	\$107,300
Adjusted Sale Price		\$232,300	\$252,700	\$237,300	\$232,100	\$218,300
Comparable Estimate	\$234,500 (\$91.17/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.57-1-2	124.22-4-6	113.42-4-47	113.55-10-10.1	113.42-6-22	113.70-2-11
Owner	Ordenez, Pablo S	Kerr, Reginald E Sr	Billups, Gregory A	Brice, Tiona-Meche	Shepard, Joseph	La Mond, Lisa
Address	102 Raymond Ave	17 Cayuga Creek Rd	97 Constance Ln	27 Peoria Ave	64 Fairelm Ln	1368 Harlem Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	120	122	120
School Code	143001	143009	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 146	88 x 550	52 x 110	90 x 108	53 x 100	45 x 120
Building Style	08 Old style	04 Cape cod	03 Split level	08 Old style	14 Unknown	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1948 / 0	1963 / 0	1945 / 0	1966 / 0	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	2 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.0	2.0	2.0	2.0
Bedrooms	5	4	3	4	6	3
Full/Half Baths	3 / 1	3 / 1	1 / 1	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1445	1527	1536	1008	1336	936
2nd Sty Area	1445	475	0	1008	704	840
Fin Bsmt/Fin Rec Rm	0 0	0 600	715 300	0 0	0 1200	0 0
SFLA	2890	2791	2251	2016	2040	1776
Att/Det Gar Sqft	432	440		528	308	440
Prior Land	\$13,200					
Prior Total	\$119,600					
Comp Land Estimate	\$18,000	\$28,500	\$16,300	\$16,000	\$15,700	\$11,000
Sale Date		8/15/2019	5/29/2020	12/17/2018	5/11/2020	6/23/2020
Sale Price		\$189,000	\$203,000	\$110,000	\$175,000	\$110,800
Time Adj Sale Price		\$194,100	\$203,700	\$116,200	\$175,600	\$111,000
TADJSP/SQFT		\$69.54	\$90.49	\$57.64	\$86.08	\$62.50
Total Adj Factors	\$119,100	\$159,700	\$121,600	\$69,500	\$107,300	\$61,900
Adjusted Sale Price		\$153,500	\$201,200	\$165,800	\$187,400	\$168,200
Comparable Estimate	\$175,200 (\$60.62/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-2-29	113.57-3-23	113.57-2-1	113.50-2-1	113.65-2-16
Owner	Radominski, Leanne M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Kulpa, Frances A	Shurilla, Hannah
Address	103 Raymond Ave	24 Vern Ln	29 Vern Ln	40 Joanne Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 145	69 x 110	70 x 110	50 x 110	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
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	3	3	3	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	1247	1100	1100	1248	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 672	0 868
SFLA	1247	1100	1100	1248	1181
Att/Det Gar Sqft	460	260	350	308	440
Prior Land	\$11,900				
Prior Total	\$100,000				
Comp Land Estimate	\$16,400	\$18,700	\$18,800	\$15,700	\$16,900
Sale Date		9/15/2020	3/9/2020	12/9/2019	7/21/2020
Sale Price		\$145,000	\$142,000	\$125,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$126,700	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$101.52	\$134.21
Total Adj Factors	\$91,100	\$82,300	\$80,600	\$76,000	\$84,200
Adjusted Sale Price		\$153,800	\$153,400	\$141,800	\$165,400
Comparable Estimate	\$154,500 (\$123.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-1-1	113.57-3-23	113.57-2-1	113.33-1-11	113.41-1-30
Owner	Kowalski, Kathryn M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Heller, Kristen A
Address	104 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 146	69 x 110	70 x 110	50 x 141	50 x 128
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	1967 / 0	1957 / 0	1955 / 0	1967 / 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 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	3	3	3	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	1076	1100	1100	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0
SFLA	1076	1100	1100	1107	1032
Att/Det Gar Sqft	440	260	350	280	308
Prior Land	\$15,200				
Prior Total	\$97,000				
Comp Land Estimate	\$20,200	\$18,700	\$18,800	\$17,800	\$18,000
Sale Date		9/15/2020	3/9/2020	7/27/2020	10/26/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$155.04
Total Adj Factors	\$79,700	\$82,300	\$80,600	\$80,700	\$76,200
Adjusted Sale Price		\$142,400	\$142,000	\$164,000	\$163,500
Comparable Estimate	\$153,200 (\$142.38/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.57-2-30	113.57-3-23	113.57-2-1	113.41-1-30	113.33-1-11
Owner	Gielinski, Dorothy A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Heller, Kristen A	Silverman, David
Address	105 Raymond Ave	24 Vern Ln	29 Vern Ln	243 Ludwig Ave	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	45 x 145	69 x 110	70 x 110	50 x 146	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1964 / 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 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	1 / 0	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
1st Sty Area	1076	1100	1100	1032	1107
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 712
SFLA	1076	1100	1100	1032	1107
Att/Det Gar Sqft	440	260	350	308	280
Prior Land	\$4,000				
Prior Total	\$86,900				
Comp Land Estimate	\$16,400	\$18,700	\$18,800	\$18,000	\$17,800
Sale Date		9/15/2020	3/9/2020	10/26/2020	7/27/2020
Sale Price		\$145,000	\$142,000	\$160,000	\$165,000
Time Adj Sale Price		\$145,000	\$142,900	\$160,000	\$165,000
TADJSP/SQFT		\$131.82	\$129.91	\$155.04	\$149.05
Total Adj Factors	\$74,500	\$82,300	\$80,600	\$76,200	\$80,700
Adjusted Sale Price		\$137,200	\$136,800	\$158,300	\$158,800
Comparable Estimate	\$148,000 (\$137.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-13	113.57-3-23	113.57-2-1	113.65-2-16	113.50-2-1
Owner	Lisowski, Bertha S	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Shurilla, Hannah	Kulpa, Frances A
Address	106 Raymond Ave	24 Vern Ln	29 Vern Ln	25 Ceil Dr	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	60 x 146	69 x 110	70 x 110	50 x 128	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 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 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	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	1257	1100	1100	1181	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 868	0 672
SFLA	1257	1100	1100	1181	1248
Att/Det Gar Sqft	528	260	350	440	308
Prior Land	\$15,200				
Prior Total	\$105,000				
Comp Land Estimate	\$20,200	\$18,700	\$18,800	\$16,900	\$15,700
Sale Date		9/15/2020	3/9/2020	7/21/2020	12/9/2019
Sale Price		\$145,000	\$142,000	\$158,500	\$125,000
Time Adj Sale Price		\$145,000	\$142,900	\$158,500	\$126,700
TADJSP/SQFT		\$131.82	\$129.91	\$134.21	\$101.52
Total Adj Factors	\$90,700	\$82,300	\$80,600	\$84,200	\$76,000
Adjusted Sale Price		\$153,400	\$153,000	\$165,000	\$141,400
Comparable Estimate	\$154,100 (\$122.59/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-13	113.65-3-13	113.42-4-33	113.15-3-8	113.57-3-23
Owner	Labby, James N	Widelski, Diane	Kling, John L IV	Budziszewski, Paul	Kehoe, Kim M
Address	109 Raymond Ave	19 Trudy Ln	69 Constance Ln	2937 William St	24 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	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 145	50 x 149	50 x 110	63 x 374	69 x 110
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	1959 / 0	1958 / 0	1963 / 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 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	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 / 1	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	1458	1428	1384	1430	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 0	0 550
SFLA	1458	1428	1384	1430	1100
Att/Det Gar Sqft	616	352	308	240	260
Prior Land	\$19,200				
Prior Total	\$126,000				
Comp Land Estimate	\$24,100	\$18,200	\$15,700	\$24,000	\$18,800
Sale Date		6/12/2020	4/14/2020	8/14/2019	9/15/2020
Sale Price		\$170,000	\$129,000	\$140,300	\$145,000
Time Adj Sale Price		\$170,300	\$129,600	\$144,100	\$145,000
TADJSP/SQFT		\$119.26	\$93.64	\$100.77	\$131.82
Total Adj Factors	\$106,900	\$101,300	\$82,000	\$100,100	\$80,600
Adjusted Sale Price		\$175,900	\$154,500	\$150,900	\$169,200
Comparable Estimate	\$164,000 (\$112.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-14	113.57-3-23	113.57-2-1	113.33-1-11	113.65-2-16
Owner	Mandilas, Christopher C	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Shurilla, Hannah
Address	117 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 145	69 x 110	70 x 110	50 x 141	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1967 / 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 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	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	1124	1100	1100	1107	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 868
SFLA	1124	1100	1100	1107	1181
Att/Det Gar Sqft	308	260	350	280	440
Prior Land	\$11,900				
Prior Total	\$88,000				
Comp Land Estimate	\$16,400	\$18,700	\$18,800	\$17,800	\$16,900
Sale Date		9/15/2020	3/9/2020	7/27/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$134.21
Total Adj Factors	\$77,100	\$82,300	\$80,600	\$80,700	\$84,200
Adjusted Sale Price		\$139,800	\$139,400	\$161,400	\$151,400
Comparable Estimate	\$147,300 (\$131.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-15	113.57-3-23	113.57-2-1	113.33-1-11	113.41-1-30
Owner	Gonciarz, Theresa	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Heller, Kristen A
Address	121 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 145	69 x 110	70 x 110	50 x 141	50 x 146
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	1955 / 0	1967 / 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 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	2 / 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	1085	1100	1100	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0
SFLA	1085	1100	1100	1107	1032
Att/Det Gar Sqft	440	260	350	280	308
Prior Land	\$11,900				
Prior Total	\$99,000				
Comp Land Estimate	\$16,400	\$18,700	\$18,800	\$17,800	\$18,000
Sale Date		9/15/2020	3/9/2020	7/27/2020	10/26/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$160,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$160,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$155.04
Total Adj Factors	\$77,600	\$82,300	\$80,600	\$80,700	\$76,200
Adjusted Sale Price		\$140,300	\$139,900	\$161,900	\$161,400
Comparable Estimate	\$147,800 (\$136.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-12	113.65-3-13	113.42-4-33	113.65-1-23	113.15-3-8	113.50-2-1
Owner	Truesdale, Michael Lam	Widelski, Diane	Kling, John L IV	Pari, Sharon A	Budziszewski, Paul	Kulpa, Frances A
Address	122 Raymond Ave	19 Trudy Ln	69 Constance Ln	110 Jane Dr	2937 William St	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 146	50 x 149	50 x 110	73 x 104	63 x 374	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1958 / 0	1963 / 0	1966 / 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 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1612	1428	1384	1572	1430	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 700	0 960	0 0	0 360	0 0	0 672
SFLA	1612	1428	1384	1572	1430	1248
Att/Det Gar Sqft	1,280	352	308	327	240	308
Prior Land	\$23,200					
Prior Total	\$140,000					
Comp Land Estimate	\$28,100	\$18,200	\$15,700	\$18,600	\$24,000	\$15,700
Sale Date		6/12/2020	4/14/2020	7/19/2019	8/14/2019	12/9/2019
Sale Price		\$170,000	\$129,000	\$162,000	\$140,300	\$125,000
Time Adj Sale Price		\$170,300	\$129,600	\$166,900	\$144,100	\$126,700
TADJSP/SQFT		\$119.26	\$93.64	\$106.17	\$100.77	\$101.52
Total Adj Factors	\$125,500	\$101,300	\$82,000	\$107,600	\$100,100	\$76,000
Adjusted Sale Price		\$194,500	\$173,100	\$184,800	\$169,500	\$176,200
Comparable Estimate	\$179,600 (\$111.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-16	113.12-3-5.1	113.79-3-15.1	113.12-1-35	113.50-6-8
Owner	Brossard, Barbara J	Tatarevich, Daniil	Mirco, Lynne A	Bulera, Joshua	Alvarez, Pedro E. Sierra
Address	125 Raymond Ave	8 Bink St	225 Cayuga Creek Rd	36 Marie Ave	44 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 145	75 x 172	43 x 513	50 x 114	50 x 100
Building Style	01 Ranch	12 Duplex	08 Old style	04 Cape cod	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	04 Composition	04 Composition
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1949 / 0	1968 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	1.7	2.0
Bedrooms	3	4	5	5	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	1296	904	816	936	1152
2nd Sty Area	0	864	0	0	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1296	1768	1326	1638	2016
Att/Det Gar Sqft	396		576		
Prior Land	\$19,200				
Prior Total	\$107,000				
Comp Land Estimate	\$24,100	\$23,500	\$18,800	\$16,000	\$14,900
Sale Date		3/6/2020	6/28/2019	11/21/2019	3/25/2020
Sale Price		\$143,000	\$120,000	\$146,500	\$149,000
Time Adj Sale Price		\$144,000	\$124,000	\$149,000	\$150,000
TADJSP/SQFT		\$81.45	\$93.51	\$90.96	\$74.40
Total Adj Factors	\$87,800	\$63,500	\$51,000	\$72,500	\$60,200
Adjusted Sale Price		\$168,300	\$160,800	\$164,300	\$177,600
Comparable Estimate	\$165,400 (\$127.62/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-11	113.57-3-23	113.57-2-1	113.50-2-1	113.42-1-43	113.65-2-16
Owner	Szwajda, Valerie	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Kulpa, Frances A	Sherk, Alicia M	Shurilla, Hannah
Address	128 Raymond Ave	24 Vern Ln	29 Vern Ln	40 Joanne Ln	82 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 146	69 x 110	70 x 110	50 x 110	58 x 112	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1961 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 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	1240	1100	1100	1248	1193	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 450	0 550	0 672	0 0	0 868
SFLA	1240	1100	1100	1248	1193	1181
Att/Det Gar Sqft	440	260	350	308	308	440
Prior Land	\$19,200					
Prior Total	\$104,000					
Comp Land Estimate	\$24,200	\$18,700	\$18,800	\$15,700	\$17,600	\$16,900
Sale Date		9/15/2020	3/9/2020	12/9/2019	3/25/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$125,000	\$150,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$126,700	\$151,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$101.52	\$126.57	\$134.21
Total Adj Factors	\$99,700	\$82,300	\$80,600	\$76,000	\$83,800	\$84,200
Adjusted Sale Price		\$162,400	\$162,000	\$150,400	\$166,900	\$174,000
Comparable Estimate	\$163,100 (\$131.53/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-10	113.57-2-1	113.57-3-23	113.50-2-1	113.42-1-43	113.65-2-16
Owner	Lorka, Elizabeth	Ziolkowski, Sarah Lynn	Kehoe, Kim M	Kulpa, Frances A	Sherk, Alicia M	Shurilla, Hannah
Address	134 Raymond Ave	29 Vern Ln	24 Vern Ln	40 Joanne Ln	82 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 146	70 x 110	69 x 110	50 x 110	58 x 112	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1961 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	1273	1100	1100	1248	1193	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 450	0 672	0 0	0 868
SFLA	1273	1100	1100	1248	1193	1181
Att/Det Gar Sqft	280	350	260	308	308	440
Prior Land	\$15,200					
Prior Total	\$104,000					
Comp Land Estimate	\$20,200	\$18,800	\$18,700	\$15,700	\$17,600	\$16,900
Sale Date		3/9/2020	9/15/2020	12/9/2019	3/25/2020	7/21/2020
Sale Price		\$142,000	\$145,000	\$125,000	\$150,000	\$158,500
Time Adj Sale Price		\$142,900	\$145,000	\$126,700	\$151,000	\$158,500
TADJSP/SQFT		\$129.91	\$131.82	\$101.52	\$126.57	\$134.21
Total Adj Factors	\$91,900	\$80,600	\$82,300	\$76,000	\$83,800	\$84,200
Adjusted Sale Price		\$154,200	\$154,600	\$142,600	\$159,100	\$166,200
Comparable Estimate	\$155,300 (\$122/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-2-17	113.34-1-17	113.50-5-5	113.34-1-42	113.12-1-26	113.08-3-7
Owner	Wilson, Louis A	Castlebrook Developme	Al Mamun, Abdullah	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M
Address	135 Raymond Ave	29 Sandy Ln	14 Fair Oaks Ln	119 Fair elm Ln	3 Marie Ave	29 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 145	60 x 190	50 x 105	75 x 102	50 x 112	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1965 / 0	1967 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	6	6
Full/Half Baths	3 / 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	4 Full 0	4 Full 0
1st Sty Area	1672	1134	1218	1216	1144	1092
2nd Sty Area	648	1161	1218	1050	1144	1118
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 750	0 0	0 0	0 0
SFLA	2320	2295	2436	2266	2288	2210
Att/Det Gar Sqft	652	572	400	273	462	660
Prior Land	\$17,900					
Prior Total	\$145,000					
Comp Land Estimate	\$22,800	\$22,100	\$15,300	\$18,600	\$15,900	\$17,800
Sale Date		6/15/2020	9/29/2020	6/3/2020	12/27/2019	8/11/2020
Sale Price		\$211,000	\$216,000	\$185,000	\$185,000	\$193,500
Time Adj Sale Price		\$211,400	\$216,000	\$185,300	\$187,500	\$193,500
TADJSP/SQFT		\$92.11	\$88.67	\$81.77	\$81.95	\$87.56
Total Adj Factors	\$112,400	\$100,500	\$102,200	\$93,200	\$98,600	\$96,000
Adjusted Sale Price		\$223,300	\$226,200	\$204,500	\$201,300	\$209,900
Comparable Estimate	\$213,000 (\$91.81/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-9	113.65-3-13	113.42-4-33	113.15-3-8	113.50-2-1	113.57-3-23
Owner	Wypych Jeffrey T &	Widelski, Diane	Kling, John L IV	Budziszewski, Paul	Kulpa, Frances A	Kehoe, Kim M
Address	142 Raymond Ave	19 Trudy Ln	69 Constance Ln	2937 William St	40 Joanne Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 146	50 x 149	50 x 110	63 x 374	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1963 / 0	1957 / 0	1961 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 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	1452	1428	1384	1430	1248	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 572	0 960	0 0	0 0	0 672	0 450
SFLA	1452	1428	1384	1430	1248	1100
Att/Det Gar Sqft	260	352	308	240	308	260
Prior Land	\$19,200					
Prior Total	\$122,425					
Comp Land Estimate	\$24,200	\$18,200	\$15,700	\$24,000	\$15,700	\$18,700
Sale Date		6/12/2020	4/14/2020	8/14/2019	12/9/2019	9/15/2020
Sale Price		\$170,000	\$129,000	\$140,300	\$125,000	\$145,000
Time Adj Sale Price		\$170,300	\$129,600	\$144,100	\$126,700	\$145,000
TADJSP/SQFT		\$119.26	\$93.64	\$100.77	\$101.52	\$131.82
Total Adj Factors	\$102,500	\$101,300	\$82,000	\$100,100	\$76,000	\$82,300
Adjusted Sale Price		\$171,500	\$150,100	\$146,500	\$153,200	\$165,200
Comparable Estimate	\$157,300 (\$108.33/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-18	113.57-3-23	113.57-2-1	113.42-1-43	113.65-2-16
Owner	De Hart Michael J	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Sherk, Alicia M	Shurilla, Hannah
Address	145 Raymond Ave	24 Vern Ln	29 Vern Ln	82 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 145	69 x 110	70 x 110	58 x 112	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 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 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	3	3	3	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	1193	1100	1100	1193	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 672
SFLA	1193	1100	1100	1193	1181
Att/Det Gar Sqft	322	260	350	308	440
Prior Land	\$13,400				
Prior Total	\$102,000				
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$17,600	\$16,900
Sale Date		9/15/2020	3/9/2020	3/25/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$150,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$151,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$126.57	\$134.21
Total Adj Factors	\$75,900	\$82,300	\$80,600	\$83,800	\$84,200
Adjusted Sale Price		\$138,600	\$138,200	\$143,100	\$150,200
Comparable Estimate	\$139,300 (\$116.76/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-8	113.42-3-26	113.34-1-2	113.42-4-27	113.49-1-21	113.42-2-10
Owner	Mikolajczak, Francis N	Brusehaber, Scott M	Ferrentino, Bryan	Buziak, Kimberly L	Castillo, Paulino	Pepin, Amy B
Address	148 Raymond Ave	63 Joanne Ln	91 Vern Ln	57 Constance Ln	171 Ludwig Ave	48 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 146	50 x 110	56 x 227	50 x 110	60 x 146	60 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1965 / 0	1959 / 0	1963 / 0	1957 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	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	1148	1193	1248	988	1223
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 612
SFLA	1148	1148	1193	1248	988	1223
Att/Det Gar Sqft		330	440	308	308	322
Prior Land	\$13,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,000	\$15,700	\$22,100	\$15,700	\$20,200	\$17,700
Sale Date		8/18/2020	5/4/2020	5/18/2020	9/19/2019	7/17/2019
Sale Price		\$175,000	\$166,000	\$165,000	\$149,900	\$170,000
Time Adj Sale Price		\$175,000	\$166,600	\$165,600	\$153,400	\$175,100
TADJSP/SQFT		\$152.44	\$139.65	\$132.69	\$155.26	\$143.17
Total Adj Factors	\$90,400	\$92,800	\$101,900	\$97,900	\$84,500	\$102,700
Adjusted Sale Price		\$172,600	\$155,100	\$158,100	\$159,300	\$162,800
Comparable Estimate	\$161,600 (\$140.77/SFLA)					



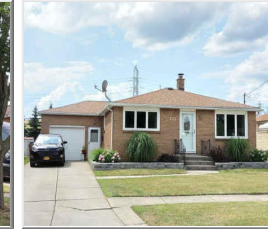
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-2-19	113.57-3-23	113.57-2-1	113.42-1-43	113.65-2-16	113.50-2-1
Owner	Smith, Jason M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Sherk, Alicia M	Shurilla, Hannah	Kulpa, Frances A
Address	149 Raymond Ave	24 Vern Ln	29 Vern Ln	82 Vern Ln	25 Ceil Dr	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	69 x 110	70 x 110	58 x 112	50 x 128	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1957 / 0	1956 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1193	1100	1100	1193	1181	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 816	0 450	0 550	0 0	0 868	0 672
SFLA	1193	1100	1100	1193	1181	1248
Att/Det Gar Sqft	400	260	350	308	440	308
Prior Land	\$13,400					
Prior Total	\$102,000					
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$17,600	\$16,900	\$15,700
Sale Date		9/15/2020	3/9/2020	3/25/2020	7/21/2020	12/9/2019
Sale Price		\$145,000	\$142,000	\$150,000	\$158,500	\$125,000
Time Adj Sale Price		\$145,000	\$142,900	\$151,000	\$158,500	\$126,700
TADJSP/SQFT		\$131.82	\$129.91	\$126.57	\$134.21	\$101.52
Total Adj Factors	\$86,100	\$82,300	\$80,600	\$83,800	\$84,200	\$76,000
Adjusted Sale Price		\$148,800	\$148,400	\$153,300	\$160,400	\$136,800
Comparable Estimate	\$149,500 (\$125.31/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-7	113.57-3-23	113.57-2-1	113.42-1-43	113.65-2-16
Owner	Stormlit Publishing, Inc	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Sherk, Alicia M	Shurilla, Hannah
Address	152 Raymond Ave	24 Vern Ln	29 Vern Ln	82 Vern Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 146	69 x 110	70 x 110	58 x 112	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 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 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	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	1148	1100	1100	1193	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 868
SFLA	1148	1100	1100	1193	1181
Att/Det Gar Sqft	280	260	350	308	440
Prior Land	\$13,400				
Prior Total	\$97,000				
Comp Land Estimate	\$18,000	\$18,700	\$18,800	\$17,600	\$16,900
Sale Date		9/15/2020	3/9/2020	3/25/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$150,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$151,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$126.57	\$134.21
Total Adj Factors	\$82,000	\$82,300	\$80,600	\$83,800	\$84,200
Adjusted Sale Price		\$144,700	\$144,300	\$149,200	\$156,300
Comparable Estimate	\$152,200 (\$132.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-2-20	113.57-3-23	113.57-2-1	113.33-1-11	113.42-1-43	113.41-2-11
Owner	Nowicki, Rosemarie	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Sherk, Alicia M	Yetman, Carissa M
Address	153 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 145	69 x 110	70 x 110	50 x 141	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1967 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1124	1100	1100	1107	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 450	0 550	0 712	0 0	0 0
SFLA	1124	1100	1100	1107	1193	1104
Att/Det Gar Sqft	308	260	350	280	308	336
Prior Land	\$13,900					
Prior Total	\$100,000					
Comp Land Estimate	\$18,600	\$18,700	\$18,800	\$17,800	\$17,600	\$18,500
Sale Date		9/15/2020	3/9/2020	7/27/2020	3/25/2020	9/9/2019
Sale Price		\$145,000	\$142,000	\$165,000	\$150,000	\$126,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$151,000	\$129,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$126.57	\$116.85
Total Adj Factors	\$79,600	\$82,300	\$80,600	\$80,700	\$83,800	\$71,200
Adjusted Sale Price		\$142,300	\$141,900	\$163,900	\$146,800	\$137,400
Comparable Estimate	\$146,500 (\$130.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-6	113.65-3-13	113.42-4-33	113.50-2-1	113.15-3-8
Owner	Gapik, Gale Ann	Widelski, Diane	Kling, John L IV	Kulpa, Frances A	Budziszewski, Paul
Address	156 Raymond Ave	19 Trudy Ln	69 Constance Ln	40 Joanne Ln	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 146	50 x 149	50 x 110	50 x 110	63 x 374
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	1958 / 0	1963 / 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 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
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 / 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	1454	1428	1384	1248	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 0	0 672	0 0
SFLA	1454	1428	1384	1248	1430
Att/Det Gar Sqft		352	308	308	240
Prior Land	\$13,900				
Prior Total	\$114,457				
Comp Land Estimate	\$18,600	\$18,200	\$15,700	\$15,700	\$24,000
Sale Date		6/12/2020	4/14/2020	12/9/2019	8/14/2019
Sale Price		\$170,000	\$129,000	\$125,000	\$140,300
Time Adj Sale Price		\$170,300	\$129,600	\$126,700	\$144,100
TADJSP/SQFT		\$119.26	\$93.64	\$101.52	\$100.77
Total Adj Factors	\$93,300	\$101,300	\$82,000	\$76,000	\$100,100
Adjusted Sale Price		\$162,300	\$140,900	\$144,000	\$137,300
Comparable Estimate	\$149,000 (\$102.48/SFLA)				\$83,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-21	113.42-1-43	113.57-3-23	113.57-2-1	113.50-2-1
Owner	Johnson, Mark	Sherk, Alicia M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Kulpa, Frances A
Address	157 Raymond Ave	82 Vern Ln	24 Vern Ln	29 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 145	58 x 112	69 x 110	70 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1957 / 0	1955 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
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	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	1193	1193	1100	1100	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 550	0 672
SFLA	1193	1193	1100	1100	1248
Att/Det Gar Sqft	308	308	260	350	308
Prior Land	\$13,900				
Prior Total	\$100,000				
Comp Land Estimate	\$18,600	\$17,600	\$18,700	\$18,800	\$15,700
Sale Date		3/25/2020	9/15/2020	3/9/2020	12/9/2019
Sale Price		\$150,000	\$145,000	\$142,000	\$125,000
Time Adj Sale Price		\$151,000	\$145,000	\$142,900	\$126,700
TADJSP/SQFT		\$126.57	\$131.82	\$129.91	\$101.52
Total Adj Factors	\$84,000	\$83,800	\$82,300	\$80,600	\$76,000
Adjusted Sale Price		\$151,200	\$146,700	\$146,300	\$134,700
Comparable Estimate	\$149,400 (\$125.23/SFLA)				\$80,700 \$168,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-5	113.57-3-23	113.57-2-1	113.42-1-43	113.33-1-11
Owner	Staniszewski Lori M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Sherk, Alicia M	Silverman, David
Address	160 Raymond Ave	24 Vern Ln	29 Vern Ln	82 Vern Ln	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	52 x 146	69 x 110	70 x 110	58 x 112	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1955 / 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 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	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	1160	1100	1100	1193	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 0	0 868
SFLA	1160	1100	1100	1193	1181
Att/Det Gar Sqft	440	260	350	308	440
Prior Land	\$13,900				
Prior Total	\$102,000				
Comp Land Estimate	\$18,600	\$18,700	\$18,800	\$17,600	\$16,900
Sale Date		9/15/2020	3/9/2020	3/25/2020	7/21/2020
Sale Price		\$145,000	\$142,000	\$150,000	\$158,500
Time Adj Sale Price		\$145,000	\$142,900	\$151,000	\$158,500
TADJSP/SQFT		\$131.82	\$129.91	\$126.57	\$134.21
Total Adj Factors	\$82,100	\$82,300	\$80,600	\$83,800	\$84,200
Adjusted Sale Price		\$144,800	\$144,400	\$149,300	\$156,400
Comparable Estimate	\$152,300 (\$131.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-22	113.42-1-43	113.57-3-23	113.50-2-1	113.57-2-1
Owner	Gozdalski, Brandon	Sherk, Alicia M	Kehoe, Kim M	Kulpa, Frances A	Ziolkowski, Sarah Lynn
Address	161 Raymond Ave	82 Vern Ln	24 Vern Ln	40 Joanne Ln	29 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 145	58 x 112	69 x 110	50 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1957 / 0	1957 / 0	1961 / 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 90	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	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 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	1193	1193	1100	1248	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 672	0 550
SFLA	1193	1193	1100	1248	1100
Att/Det Gar Sqft	308	308	260	308	350
Prior Land	\$13,900				
Prior Total	\$98,000				
Comp Land Estimate	\$18,600	\$17,600	\$18,700	\$15,700	\$18,800
Sale Date		3/25/2020	9/15/2020	12/9/2019	3/9/2020
Sale Price		\$150,000	\$145,000	\$125,000	\$142,000
Time Adj Sale Price		\$151,000	\$145,000	\$126,700	\$142,900
TADJSP/SQFT		\$126.57	\$131.82	\$101.52	\$129.91
Total Adj Factors	\$80,700	\$83,800	\$82,300	\$76,000	\$80,600
Adjusted Sale Price		\$147,900	\$143,400	\$131,400	\$143,000
Comparable Estimate	\$146,100 (\$122.46/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-4	113.57-2-1	113.57-3-23	113.42-1-43	113.33-1-11	113.65-2-16
Owner	Miazga, Mark W	Ziolkowski, Sarah Lynn	Kehoe, Kim M	Sherk, Alicia M	Silverman, David	Shurilla, Hannah
Address	164 Raymond Ave	29 Vern Ln	24 Vern Ln	82 Vern Ln	278 Raymond Ave	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	52 x 146	70 x 110	69 x 110	58 x 112	50 x 141	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1957 / 0	1967 / 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	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1100	1100	1193	1107	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 550	0 450	0 0	0 712	0 868
SFLA	1160	1100	1100	1193	1107	1181
Att/Det Gar Sqft	440	350	260	308	280	440
Prior Land	\$13,900					
Prior Total	\$104,000					
Comp Land Estimate	\$18,600	\$18,800	\$18,700	\$17,600	\$17,800	\$16,900
Sale Date		3/9/2020	9/15/2020	3/25/2020	7/27/2020	7/21/2020
Sale Price		\$142,000	\$145,000	\$150,000	\$165,000	\$158,500
Time Adj Sale Price		\$142,900	\$145,000	\$151,000	\$165,000	\$158,500
TADJSP/SQFT		\$129.91	\$131.82	\$126.57	\$149.05	\$134.21
Total Adj Factors	\$85,300	\$80,600	\$82,300	\$83,800	\$80,700	\$84,200
Adjusted Sale Price		\$147,600	\$148,000	\$152,500	\$169,600	\$159,600
Comparable Estimate	\$155,500 (\$134.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-23	113.57-3-23	113.57-2-1	113.33-1-11	113.42-1-43
Owner	Forrest Michael & Carol	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Sherk, Alicia M
Address	165 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 145	69 x 110	70 x 110	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1967 / 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 90
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	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	1124	1100	1100	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0
SFLA	1124	1100	1100	1107	1104
Att/Det Gar Sqft	308	260	350	280	308
Prior Land	\$13,500				
Prior Total	\$98,000				
Comp Land Estimate	\$18,300	\$18,700	\$18,800	\$17,800	\$17,600
Sale Date		9/15/2020	3/9/2020	7/27/2020	3/25/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$150,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$151,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$126.57
Total Adj Factors	\$78,900	\$82,300	\$80,600	\$80,700	\$83,800
Adjusted Sale Price		\$141,600	\$141,200	\$163,200	\$146,100
Comparable Estimate	\$145,800 (\$129.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-3	113.57-3-23	113.41-1-30	113.57-2-1	113.33-1-11	113.41-2-11
Owner	Rosinski Jeffery J &	Kehoe, Kim M	Heller, Kristen A	Ziolkowski, Sarah Lynn	Silverman, David	Yetman, Carissa M
Address	168 Raymond Ave	24 Vern Ln	243 Ludwig Ave	29 Vern Ln	278 Raymond Ave	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 146	69 x 110	50 x 146	70 x 110	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1964 / 0	1955 / 0	1967 / 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 90
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 / 1	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1100	1032	1100	1107	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 450	0 0	0 550	0 712	0 0
SFLA	1044	1100	1032	1100	1107	1104
Att/Det Gar Sqft	308	260	308	350	280	336
Prior Land	\$13,900					
Prior Total	\$93,000					
Comp Land Estimate	\$18,600	\$18,700	\$18,000	\$18,800	\$17,800	\$18,500
Sale Date		9/15/2020	10/26/2020	3/9/2020	7/27/2020	9/9/2019
Sale Price		\$145,000	\$160,000	\$142,000	\$165,000	\$126,000
Time Adj Sale Price		\$145,000	\$160,000	\$142,900	\$165,000	\$129,000
TADJSP/SQFT		\$131.82	\$155.04	\$129.91	\$149.05	\$116.85
Total Adj Factors	\$77,300	\$82,300	\$76,200	\$80,600	\$80,700	\$71,200
Adjusted Sale Price		\$140,000	\$161,100	\$139,600	\$161,600	\$135,100
Comparable Estimate	\$147,500 (\$141.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-24	113.57-3-23	113.57-2-1	113.33-1-11	113.42-1-43
Owner	Walczak, Frank P	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Sherk, Alicia M
Address	169 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 145	69 x 110	70 x 110	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1967 / 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 90
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	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	1124	1100	1100	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 546	0 450	0 550	0 712	0 0
SFLA	1124	1100	1100	1107	1104
Att/Det Gar Sqft	330	260	350	280	308
Prior Land	\$13,500				
Prior Total	\$103,000				
Comp Land Estimate	\$18,300	\$18,700	\$18,800	\$17,800	\$17,600
Sale Date		9/15/2020	3/9/2020	7/27/2020	3/25/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$150,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$151,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$126.57
Total Adj Factors	\$79,600	\$82,300	\$80,600	\$80,700	\$83,800
Adjusted Sale Price		\$142,300	\$141,900	\$163,900	\$146,800
Comparable Estimate	\$146,500 (\$130.34/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.49-1-2	113.41-1-30	113.57-3-23	113.57-2-1	113.33-1-11	113.41-2-11
Owner	Bainbridge, Alan C	Heller, Kristen A	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Yetman, Carissa M
Address	172 Raymond Ave	243 Ludwig Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 146	50 x 146	69 x 110	70 x 110	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1964 / 0	1957 / 0	1955 / 0	1967 / 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 90
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	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1032	1100	1100	1107	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 450	0 550	0 712	0 0
SFLA	1044	1032	1100	1100	1107	1104
Att/Det Gar Sqft		308	260	350	280	336
Prior Land	\$13,900					
Prior Total	\$83,900					
Comp Land Estimate	\$18,600	\$18,000	\$18,700	\$18,800	\$17,800	\$18,500
Sale Date		10/26/2020	9/15/2020	3/9/2020	7/27/2020	9/9/2019
Sale Price		\$160,000	\$145,000	\$142,000	\$165,000	\$126,000
Time Adj Sale Price		\$160,000	\$145,000	\$142,900	\$165,000	\$129,000
TADJSP/SQFT		\$155.04	\$131.82	\$129.91	\$149.05	\$116.85
Total Adj Factors	\$68,400	\$76,200	\$82,300	\$80,600	\$80,700	\$71,200
Adjusted Sale Price		\$152,200	\$131,100	\$130,700	\$152,700	\$126,200
Comparable Estimate	\$138,600 (\$132.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-25	113.57-3-23	113.57-2-1	113.33-1-11	113.42-1-43
Owner	Gaik Robert M	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Silverman, David	Sherk, Alicia M
Address	173 Raymond Ave	24 Vern Ln	29 Vern Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 145	69 x 110	70 x 110	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1955 / 0	1967 / 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 90
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 / Y	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	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	1124	1100	1100	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 450	0 550	0 712	0 0
SFLA	1124	1100	1100	1107	1104
Att/Det Gar Sqft	330	260	350	280	308
Prior Land	\$13,500				
Prior Total	\$107,000				
Comp Land Estimate	\$18,300	\$18,700	\$18,800	\$17,800	\$17,600
Sale Date		9/15/2020	3/9/2020	7/27/2020	3/25/2020
Sale Price		\$145,000	\$142,000	\$165,000	\$150,000
Time Adj Sale Price		\$145,000	\$142,900	\$165,000	\$151,000
TADJSP/SQFT		\$131.82	\$129.91	\$149.05	\$126.57
Total Adj Factors	\$83,800	\$82,300	\$80,600	\$80,700	\$83,800
Adjusted Sale Price		\$146,500	\$146,100	\$168,100	\$151,000
Comparable Estimate	\$150,700 (\$134.07/SFLA)				\$71,200 \$141,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-1-1	113.50-5-5	113.34-1-21	113.34-1-17	113.34-1-42
Owner	Tatar, Ronald J	Al Mamun, Abdullah	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M
Address	176 Raymond Ave	14 Fair Oaks Ln	39 Sandy Ln	29 Sandy Ln	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	90 x 146	50 x 105	59 x 185	60 x 190	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1965 / 0	1967 / 0	1969 / 0	1970 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	6	6	6	6
Full/Half Baths	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
1st Sty Area	1242	1218	1236	1134	1216
2nd Sty Area	1431	1218	1296	1161	1050
Fin Bsmt/Fin Rec Rm	0 374	0 750	0 0	0 0	0 0
SFLA	2673	2436	2532	2295	2266
Att/Det Gar Sqft	616	400	418	572	273
Prior Land	\$19,200				
Prior Total	\$150,000				
Comp Land Estimate	\$24,200	\$15,300	\$21,800	\$22,100	\$18,600
Sale Date		9/29/2020	9/13/2019	6/15/2020	6/3/2020
Sale Price		\$216,000	\$200,000	\$211,000	\$185,000
Time Adj Sale Price		\$216,000	\$204,700	\$211,400	\$185,300
TADJSP/SQFT		\$88.67	\$80.85	\$92.11	\$81.77
Total Adj Factors	\$116,800	\$102,200	\$107,900	\$100,500	\$93,200
Adjusted Sale Price		\$230,600	\$213,600	\$227,700	\$208,900
Comparable Estimate	\$217,300 (\$81.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.49-2-26	113.34-1-17	113.34-1-42	113.12-1-26	113.50-5-5
Owner	Wesolowski, Leonard A	Castlebrook Developme	Heinold, Taylor M	Bell, Anthony M	Al Mamun, Abdulla
Address	177 Raymond Ave	29 Sandy Ln	119 Fairelm Ln	3 Marie Ave	14 Fair Oaks Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	101 x 146	60 x 190	75 x 102	50 x 112	50 x 105
Building Style	05 Colonial	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1969 / 0	1967 / 0	1970 / 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 105
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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
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	1128	1134	1216	1144	1092
2nd Sty Area	1128	1161	1050	1144	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2256	2295	2266	2288	2436
Att/Det Gar Sqft	462	572	273	462	400
Prior Land	\$20,600				
Prior Total	\$134,000				
Comp Land Estimate	\$25,600	\$22,100	\$18,600	\$15,900	\$15,300
Sale Date		6/15/2020	6/3/2020	12/27/2019	9/29/2020
Sale Price		\$211,000	\$185,000	\$185,000	\$216,000
Time Adj Sale Price		\$211,400	\$185,300	\$187,500	\$216,000
TADJSP/SQFT		\$92.11	\$81.77	\$81.95	\$88.67
Total Adj Factors	\$109,700	\$100,500	\$93,200	\$98,600	\$102,200
Adjusted Sale Price		\$220,600	\$201,800	\$198,600	\$223,500
Comparable Estimate	\$210,300 (\$93.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-17	113.50-2-1	113.42-1-43	113.42-4-33	113.42-3-13
Owner	Kaczmarek, Gloria M	Kulpa, Frances A	Sherk, Alicia M	Kling, John L IV	Rieman, Natalie C
Address	196 Raymond Ave	40 Joanne Ln	82 Vern Ln	69 Constance Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	69 x 141	50 x 110	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1961 / 0	1957 / 0	1963 / 0	1963 / 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 90	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	1.0	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	1282	1248	1193	1384	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0
SFLA	1282	1248	1193	1384	1276
Att/Det Gar Sqft	484	308	308	308	308
Prior Land	\$16,100				
Prior Total	\$110,000				
Comp Land Estimate	\$21,100	\$15,700	\$17,600	\$15,700	\$17,800
Sale Date		12/9/2019	3/25/2020	4/14/2020	8/1/2019
Sale Price		\$125,000	\$150,000	\$129,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$129,600	\$148,900
TADJSP/SQFT		\$101.52	\$126.57	\$93.64	\$116.69
Total Adj Factors	\$91,900	\$76,000	\$83,800	\$82,000	\$87,000
Adjusted Sale Price		\$142,600	\$159,100	\$139,500	\$153,800
Comparable Estimate	\$154,200 (\$120.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-17	113.33-1-11	113.57-2-1	113.41-2-11	113.42-1-43
Owner	Pagels, Frank C	Silverman, David	Kehoe, Kim M	Yetman, Carissa M	Sherk, Alicia M
Address	197 Raymond Ave	278 Raymond Ave	24 Vern Ln	67 Vern Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	69 x 140	50 x 141	69 x 110	70 x 107	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1967 / 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 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
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 / 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	1116	1107	1100	1104	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 450	0 0	0 0
SFLA	1116	1107	1100	1104	1193
Att/Det Gar Sqft	484	280	260	336	308
Prior Land	\$16,100				
Prior Total	\$100,700				
Comp Land Estimate	\$21,000	\$17,800	\$18,700	\$18,500	\$17,600
Sale Date		7/27/2020	9/15/2020	9/9/2019	3/25/2020
Sale Price		\$165,000	\$145,000	\$126,000	\$150,000
Time Adj Sale Price		\$165,000	\$145,000	\$129,000	\$151,000
TADJSP/SQFT		\$149.05	\$131.82	\$116.85	\$126.57
Total Adj Factors	\$81,900	\$80,700	\$82,300	\$71,200	\$83,800
Adjusted Sale Price		\$166,200	\$144,600	\$139,700	\$149,100
Comparable Estimate	\$148,800 (\$133.33/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-16	113.42-1-43	113.50-2-1	113.42-4-33	113.33-1-11	113.42-3-13
Owner	Nowicki Frank A	Sherk, Alicia M	Kulpa, Frances A	Kling, John L IV	Silverman, David	Rieman, Natalie C
Address	200 Raymond Ave	82 Vern Ln	40 Joanne Ln	69 Constance Ln	278 Raymond Ave	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 141	58 x 112	50 x 110	50 x 110	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1961 / 0	1963 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1290	1193	1248	1384	1107	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 630	0 0	0 672	0 0	0 712	0 0
SFLA	1290	1193	1248	1384	1107	1276
Att/Det Gar Sqft	462	308	308	308	280	308
Prior Land	\$15,000					
Prior Total	\$112,000					
Comp Land Estimate	\$19,900	\$17,600	\$15,700	\$15,700	\$17,800	\$15,700
Sale Date		3/25/2020	12/9/2019	4/14/2020	7/27/2020	8/1/2019
Sale Price		\$150,000	\$125,000	\$129,000	\$165,000	\$145,000
Time Adj Sale Price		\$151,000	\$126,700	\$129,600	\$165,000	\$148,900
TADJSP/SQFT		\$126.57	\$101.52	\$93.64	\$149.05	\$116.69
Total Adj Factors	\$94,600	\$83,800	\$76,000	\$82,000	\$80,700	\$87,000
Adjusted Sale Price		\$161,800	\$145,300	\$142,200	\$178,900	\$156,500
Comparable Estimate	\$156,900 (\$121.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-18	113.42-1-43	113.33-1-11	113.57-3-23	113.57-2-1
Owner	Boczar, Daniel P	Sherk, Alicia M	Silverman, David	Kehoe, Kim M	Ziolkowski, Sarah Lynn
Address	201 Raymond Ave	82 Vern Ln	278 Raymond Ave	24 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 140	58 x 112	50 x 141	69 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1967 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1193	1107	1100	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 450	0 550
SFLA	1176	1193	1107	1100	1100
Att/Det Gar Sqft	900	308	280	260	350
Prior Land	\$14,400				
Prior Total	\$108,000				
Comp Land Estimate	\$19,200	\$17,600	\$17,800	\$18,700	\$15,700
Sale Date		3/25/2020	7/27/2020	9/15/2020	12/9/2019
Sale Price		\$150,000	\$165,000	\$145,000	\$125,000
Time Adj Sale Price		\$151,000	\$165,000	\$145,000	\$126,700
TADJSP/SQFT		\$126.57	\$149.05	\$131.82	\$101.52
Total Adj Factors	\$90,500	\$83,800	\$80,700	\$82,300	\$76,000
Adjusted Sale Price		\$157,700	\$174,800	\$153,200	\$141,200
Comparable Estimate	\$155,900 (\$132.57/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-15	113.42-1-43	113.50-2-1	113.33-1-11	113.57-3-23	113.57-2-1
Owner	Kaczanowski Kenneth M	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Kehoe, Kim M	Ziolkowski, Sarah Lynn
Address	204 Raymond Ave	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	24 Vern Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	58 x 112	50 x 110	50 x 141	69 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1961 / 0	1967 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	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	1193	1248	1107	1100	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 712	0 450	0 550
SFLA	1218	1193	1248	1107	1100	1100
Att/Det Gar Sqft	744	308	308	280	260	350
Prior Land	\$13,100					
Prior Total	\$104,000					
Comp Land Estimate	\$17,800	\$17,600	\$15,700	\$17,800	\$18,700	\$18,800
Sale Date		3/25/2020	12/9/2019	7/27/2020	9/15/2020	3/9/2020
Sale Price		\$150,000	\$125,000	\$165,000	\$145,000	\$142,000
Time Adj Sale Price		\$151,000	\$126,700	\$165,000	\$145,000	\$142,900
TADJSP/SQFT		\$126.57	\$101.52	\$149.05	\$131.82	\$129.91
Total Adj Factors	\$87,700	\$83,800	\$76,000	\$80,700	\$82,300	\$80,600
Adjusted Sale Price		\$154,900	\$138,400	\$172,000	\$150,400	\$150,000
Comparable Estimate	\$153,100 (\$125.7/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-19	113.42-1-43	113.50-2-1	113.33-1-11	113.57-3-23
Owner	Nazaruk, Igor	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Kehoe, Kim M
Address	205 Raymond Ave	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	24 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 140	58 x 112	50 x 110	50 x 141	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1961 / 0	1967 / 0	1957 / 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 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
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	1193	1248	1107	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 712	0 450
SFLA	1218	1193	1248	1107	1100
Att/Det Gar Sqft	440	308	308	280	260
Prior Land	\$14,400				
Prior Total	\$93,900				
Comp Land Estimate	\$19,200	\$17,600	\$15,700	\$17,800	\$18,700
Sale Date		3/25/2020	12/9/2019	7/27/2020	9/15/2020
Sale Price		\$150,000	\$125,000	\$165,000	\$145,000
Time Adj Sale Price		\$151,000	\$126,700	\$165,000	\$145,000
TADJSP/SQFT		\$126.57	\$101.52	\$149.05	\$131.82
Total Adj Factors	\$86,700	\$83,800	\$76,000	\$80,700	\$82,300
Adjusted Sale Price		\$153,900	\$137,400	\$171,000	\$149,400
Comparable Estimate	\$151,200 (\$124.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-14	113.41-1-14	113.41-1-13	113.34-1-2	113.42-1-43
Owner	Sen, Ahmet	Sen, Ahmet	Wood, Denise M	Ferrentino, Bryan	Sherk, Alicia M
Address	208 Raymond Ave	208 Raymond Ave	212 Raymond Ave	91 Vern Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 141	55 x 141	55 x 141	56 x 227	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1960 / 0	1959 / 0	1957 / 0
Condition	2 Fair	2 Fair	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	1218	1218	1218	1193	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1218	1218	1218	1193	1248
Att/Det Gar Sqft	576	576		440	308
Prior Land	\$14,400				
Prior Total	\$99,600				
Comp Land Estimate	\$19,300	\$19,300	\$19,300	\$22,100	\$17,600
Sale Date		9/20/2019	8/30/2019	5/4/2020	3/25/2020
Sale Price		\$120,000	\$110,000	\$166,000	\$150,000
Time Adj Sale Price		\$122,800	\$113,000	\$166,600	\$151,000
TADJSP/SQFT		\$100.82	\$92.78	\$139.65	\$126.57
Total Adj Factors	\$65,100	\$65,100	\$65,600	\$101,900	\$83,800
Adjusted Sale Price		\$122,800	\$112,500	\$129,800	\$132,300
Comparable Estimate	\$126,000 (\$103.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-20	113.50-2-1	113.42-1-43	113.42-4-33	113.42-3-13
Owner	Kowalski, Karolyn M	Kulpa, Frances A	Sherk, Alicia M	Kling, John L IV	Rieman, Natalie C
Address	209 Raymond Ave	40 Joanne Ln	82 Vern Ln	69 Constance Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 140	50 x 110	58 x 112	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1961 / 0	1957 / 0	1963 / 0	1963 / 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 90	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	1.0	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	1282	1248	1193	1384	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0
SFLA	1282	1248	1193	1384	1276
Att/Det Gar Sqft	504	308	308	308	308
Prior Land	\$14,400				
Prior Total	\$109,000				
Comp Land Estimate	\$19,200	\$15,700	\$17,600	\$15,700	\$15,700
Sale Date		12/9/2019	3/25/2020	4/14/2020	8/1/2019
Sale Price		\$125,000	\$150,000	\$129,000	\$145,000
Time Adj Sale Price		\$126,700	\$151,000	\$129,600	\$148,900
TADJSP/SQFT		\$101.52	\$126.57	\$93.64	\$116.69
Total Adj Factors	\$90,800	\$76,000	\$83,800	\$82,000	\$87,000
Adjusted Sale Price		\$141,500	\$158,000	\$138,400	\$152,700
Comparable Estimate	\$153,100 (\$119.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-13	113.41-1-13	113.41-1-14	113.34-1-2	113.42-1-43
Owner	Wood, Denise M	Wood, Denise M	Sen, Ahmet	Ferrentino, Bryan	Sherk, Alicia M
Address	212 Raymond Ave	212 Raymond Ave	208 Raymond Ave	91 Vern Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 141	55 x 141	55 x 141	56 x 227	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1958 / 0	1959 / 0	1957 / 0
Condition	2 Fair	2 Fair	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	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	1218	1218	1218	1193	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1218	1218	1218	1193	1193
Att/Det Gar Sqft			576	440	308
Prior Land	\$14,400				
Prior Total	\$91,300				
Comp Land Estimate	\$19,300	\$19,300	\$19,300	\$22,100	\$17,600
Sale Date		8/30/2019	9/20/2019	5/4/2020	3/25/2020
Sale Price		\$110,000	\$120,000	\$166,000	\$150,000
Time Adj Sale Price		\$113,000	\$122,800	\$166,600	\$151,000
TADJSP/SQFT		\$92.78	\$100.82	\$139.65	\$126.57
Total Adj Factors	\$65,600	\$65,600	\$65,100	\$101,900	\$83,800
Adjusted Sale Price		\$113,000	\$123,300	\$130,300	\$132,800
Comparable Estimate	\$126,500 (\$103.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-21	113.42-1-43	113.50-2-1	113.33-1-11	113.41-2-11
Owner	Filipiak Alice A	Sherk, Alicia M	Kulpa, Frances A	Silverman, David	Yetman, Carissa M
Address	213 Raymond Ave	82 Vern Ln	40 Joanne Ln	278 Raymond Ave	67 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 140	58 x 112	50 x 110	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1961 / 0	1967 / 0	1956 / 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 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	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	1193	1248	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 712	0 450
SFLA	1218	1193	1248	1107	1104
Att/Det Gar Sqft	400	308	308	280	336
Prior Land	\$14,400				
Prior Total	\$100,762				
Comp Land Estimate	\$19,200	\$17,600	\$15,700	\$17,800	\$18,500
Sale Date		3/25/2020	12/9/2019	7/27/2020	9/9/2019
Sale Price		\$150,000	\$125,000	\$165,000	\$126,000
Time Adj Sale Price		\$151,000	\$126,700	\$165,000	\$129,000
TADJSP/SQFT		\$126.57	\$101.52	\$149.05	\$116.85
Total Adj Factors	\$75,500	\$83,800	\$76,000	\$80,700	\$71,200
Adjusted Sale Price		\$142,700	\$126,200	\$159,800	\$133,300
Comparable Estimate	\$140,000 (\$114.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-12	113.42-1-43	113.33-1-11	113.50-2-1	113.41-1-30
Owner	Lafferty, Michael W	Sherk, Alicia M	Silverman, David	Kulpa, Frances A	Heller, Kristen A
Address	216 Raymond Ave	82 Vern Ln	278 Raymond Ave	40 Joanne Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 141	58 x 112	50 x 141	50 x 110	50 x 146
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	1957 / 0	1967 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	1193	1107	1248	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 712	0 672	0 0
SFLA	1218	1193	1107	1248	1032
Att/Det Gar Sqft	484	308	280	308	308
Prior Land	\$14,400				
Prior Total	\$120,018				
Comp Land Estimate	\$19,300	\$17,600	\$17,800	\$15,700	\$18,000
Sale Date		3/25/2020	7/27/2020	12/9/2019	10/26/2020
Sale Price		\$150,000	\$165,000	\$125,000	\$160,000
Time Adj Sale Price		\$151,000	\$165,000	\$126,700	\$160,000
TADJSP/SQFT		\$126.57	\$149.05	\$101.52	\$155.04
Total Adj Factors	\$98,700	\$83,800	\$80,700	\$76,000	\$76,200
Adjusted Sale Price		\$165,900	\$183,000	\$149,400	\$182,500
Comparable Estimate	\$168,400 (\$138.26/SFLA)				\$82,300

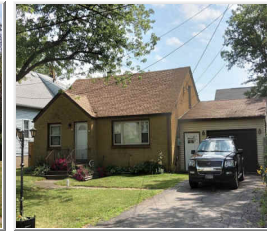
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-22	113.42-1-43	113.50-2-1	113.42-4-33	113.33-1-11
Owner	Dmochowski Michael D	Sherk, Alicia M	Kulpa, Frances A	Kling, John L IV	Rieman, Natalie C
Address	217 Raymond Ave	82 Vern Ln	40 Joanne Ln	69 Constance Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 140	58 x 112	50 x 110	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1961 / 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 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
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	1282	1193	1248	1384	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 712
SFLA	1282	1193	1248	1384	1276
Att/Det Gar Sqft	440	308	308	308	280
Prior Land	\$14,400				
Prior Total	\$108,000				
Comp Land Estimate	\$19,200	\$17,600	\$15,700	\$15,700	\$17,800
Sale Date		3/25/2020	12/9/2019	4/14/2020	8/1/2019
Sale Price		\$150,000	\$125,000	\$129,000	\$145,000
Time Adj Sale Price		\$151,000	\$126,700	\$129,600	\$148,900
TADJSP/SQFT		\$126.57	\$101.52	\$93.64	\$116.69
Total Adj Factors	\$89,000	\$83,800	\$76,000	\$82,000	\$87,000
Adjusted Sale Price		\$156,200	\$139,700	\$136,600	\$150,900
Comparable Estimate	\$151,300 (\$118.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-11	113.42-1-43	113.33-1-11	113.50-2-1	113.41-1-30
Owner	Skotarczak, Daniel W Jr	Sherk, Alicia M	Silverman, David	Kulpa, Frances A	Heller, Kristen A
Address	220 Raymond Ave	82 Vern Ln	278 Raymond Ave	40 Joanne Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 141	58 x 112	50 x 141	50 x 110	50 x 146
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	1960 / 0	1957 / 0	1967 / 0	1961 / 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 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 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	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	1193	1107	1248	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 672	0 0
SFLA	1218	1193	1107	1248	1032
Att/Det Gar Sqft	624	308	280	308	336
Prior Land	\$15,200				
Prior Total	\$108,000				
Comp Land Estimate	\$20,100	\$17,600	\$17,800	\$15,700	\$18,000
Sale Date		3/25/2020	7/27/2020	12/9/2019	10/26/2020
Sale Price		\$150,000	\$165,000	\$125,000	\$160,000
Time Adj Sale Price		\$151,000	\$165,000	\$126,700	\$160,000
TADJSP/SQFT		\$126.57	\$149.05	\$101.52	\$155.04
Total Adj Factors	\$91,600	\$83,800	\$80,700	\$76,000	\$71,200
Adjusted Sale Price		\$158,800	\$175,900	\$142,300	\$175,400
Comparable Estimate	\$160,400 (\$131.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-23	113.42-1-43	113.33-1-11	113.50-2-1	113.41-1-30
Owner	Aye, Kim Hnin	Sherk, Alicia M	Silverman, David	Kulpa, Frances A	Heller, Kristen A
Address	221 Raymond Ave	82 Vern Ln	278 Raymond Ave	40 Joanne Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 140	58 x 112	50 x 141	50 x 110	50 x 146
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	1960 / 0	1957 / 0	1967 / 0	1961 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	1200	1193	1107	1248	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 672	0 0
SFLA	1200	1193	1107	1248	1032
Att/Det Gar Sqft	330	308	280	308	308
Prior Land	\$15,200				
Prior Total	\$91,900				
Comp Land Estimate	\$20,000	\$17,600	\$17,800	\$15,700	\$18,000
Sale Date		3/25/2020	7/27/2020	12/9/2019	10/26/2020
Sale Price		\$150,000	\$165,000	\$125,000	\$160,000
Time Adj Sale Price		\$151,000	\$165,000	\$126,700	\$160,000
TADJSP/SQFT		\$126.57	\$149.05	\$101.52	\$155.04
Total Adj Factors	\$86,200	\$83,800	\$80,700	\$76,000	\$71,200
Adjusted Sale Price		\$153,400	\$170,500	\$136,900	\$144,000
Comparable Estimate	\$155,000 (\$129.17/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-10	113.33-1-11	113.42-1-43	113.41-1-30	113.41-2-11	113.57-3-23
Owner	Shchurrowsky, George F	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Yetman, Carissa M	Kehoe, Kim M
Address	224 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	67 Vern Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 146	70 x 107	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1967 / 0	1957 / 0	1964 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	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	1152	1107	1193	1032	1104	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 450
SFLA	1152	1107	1193	1032	1104	1100
Att/Det Gar Sqft	440	280	308	308	336	260
Prior Land	\$13,400					
Prior Total	\$98,000					
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$18,000	\$18,500	\$18,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	9/9/2019	9/15/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$126,000	\$145,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$129,000	\$145,000
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$116.85	\$131.82
Total Adj Factors	\$79,600	\$80,700	\$83,800	\$76,200	\$71,200	\$82,300
Adjusted Sale Price		\$163,900	\$146,800	\$163,400	\$137,400	\$142,300
Comparable Estimate	\$150,800 (\$130.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-24	113.49-1-17	113.12-3-7.1	113.12-1-42	124.22-3-3
Owner	Hadrych , Alicia	Khounthy, Sanaxay	Aronberg, Ricky	Paolini, Michael P	Shanley, Nathan
Address	225 Raymond Ave	143 Ludwig Ave	4 Bink St	7 Bink St	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	51 x 140	90 x 146	100 x 172	75 x 142	60 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	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1950 / 0	1960 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.7	1.5	1.5	1.7
Bedrooms	2	4	4	4	3
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	1004	1136	1020	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0
SFLA	1081	1757	1704	1530	1625
Att/Det Gar Sqft	308	400	480	624	464
Prior Land	\$13,400				
Prior Total	\$88,000				
Comp Land Estimate	\$18,000	\$24,200	\$27,000	\$21,900	\$18,000
Sale Date		6/18/2019	4/29/2020	7/23/2018	11/13/2019
Sale Price		\$155,000	\$148,000	\$143,500	\$125,000
Time Adj Sale Price		\$160,200	\$148,700	\$156,000	\$127,100
TADJSP/SQFT		\$91.18	\$87.27	\$101.96	\$78.22
Total Adj Factors	\$62,100	\$95,700	\$94,000	\$89,200	\$73,900
Adjusted Sale Price		\$126,600	\$116,800	\$128,900	\$115,300
Comparable Estimate	\$122,400 (\$113.23/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-9	113.33-1-11	113.41-1-30	113.42-1-43	113.41-2-11	113.57-3-23
Owner	Jones, Josephine	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Yetman, Carissa M	Kehoe, Kim M
Address	228 Raymond Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	67 Vern Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 141	50 x 146	58 x 112	70 x 107	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1967 / 0	1964 / 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 90	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 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1107	1032	1193	1104	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 621	0 712	0 0	0 0	0 0	0 450
SFLA	1152	1107	1032	1193	1104	1100
Att/Det Gar Sqft	440	280	308	308	336	260
Prior Land	\$13,400					
Prior Total	\$96,900					
Comp Land Estimate	\$18,100	\$17,800	\$18,000	\$17,600	\$18,500	\$18,700
Sale Date		7/27/2020	10/26/2020	3/25/2020	9/9/2019	9/15/2020
Sale Price		\$165,000	\$160,000	\$150,000	\$126,000	\$145,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$129,000	\$145,000
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$116.85	\$131.82
Total Adj Factors	\$82,200	\$80,700	\$76,200	\$83,800	\$71,200	\$82,300
Adjusted Sale Price		\$166,500	\$166,000	\$149,400	\$140,000	\$144,900
Comparable Estimate	\$153,400 (\$133.16/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-2-25	113.42-1-43	113.33-1-11	113.41-2-11	113.41-1-30	113.50-2-1
Owner	Jarmusz, Holly M	Sherk, Alicia M	Silverman, David	Yetman, Carissa M	Heller, Kristen A	Kulpa, Frances A
Address	229 Raymond Ave	82 Vern Ln	278 Raymond Ave	67 Vern Ln	243 Ludwig Ave	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	58 x 112	50 x 141	70 x 107	50 x 146	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1967 / 0	1956 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	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	1176	1193	1107	1104	1032	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 588	0 0	0 712	0 0	0 0	0 672
SFLA	1176	1193	1107	1104	1032	1248
Att/Det Gar Sqft	440	308	280	336	308	308
Prior Land	\$13,400					
Prior Total	\$100,000					
Comp Land Estimate	\$18,000	\$17,600	\$17,800	\$18,500	\$18,000	\$15,700
Sale Date		3/25/2020	7/27/2020	9/9/2019	10/26/2020	12/9/2019
Sale Price		\$150,000	\$165,000	\$126,000	\$160,000	\$125,000
Time Adj Sale Price		\$151,000	\$165,000	\$129,000	\$160,000	\$126,700
TADJSP/SQFT		\$126.57	\$149.05	\$116.85	\$155.04	\$101.52
Total Adj Factors	\$82,200	\$83,800	\$80,700	\$71,200	\$76,200	\$76,000
Adjusted Sale Price		\$149,400	\$166,500	\$140,000	\$166,000	\$132,900
Comparable Estimate	\$151,000 (\$128.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-8	113.33-1-11	113.41-1-30	113.42-1-43	113.41-2-11
Owner	Matuszak, Brian	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Yetman, Carissa M
Address	232 Raymond Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	67 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 141	50 x 141	50 x 146	58 x 112	70 x 107
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	1962 / 0	1967 / 0	1964 / 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 90
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	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	1152	1107	1032	1193	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0
SFLA	1152	1107	1032	1193	1104
Att/Det Gar Sqft	308	280	308	308	336
Prior Land	\$13,400				
Prior Total	\$89,000				
Comp Land Estimate	\$18,100	\$17,800	\$18,000	\$17,600	\$18,500
Sale Date		7/27/2020	10/26/2020	3/25/2020	9/9/2019
Sale Price		\$165,000	\$160,000	\$150,000	\$126,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$129,000
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$116.85
Total Adj Factors	\$79,300	\$80,700	\$76,200	\$83,800	\$71,200
Adjusted Sale Price		\$163,600	\$163,100	\$146,500	\$137,100
Comparable Estimate	\$146,200 (\$126.91/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-2-26	113.33-1-11	113.41-1-30	113.42-1-43	113.41-2-11	113.57-3-23
Owner	Stolinski, Justin P	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Yetman, Carissa M	Kehoe, Kim M
Address	233 Raymond Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	67 Vern Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 141	50 x 146	58 x 112	70 x 107	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1967 / 0	1964 / 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 90	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 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1107	1032	1193	1104	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 450
SFLA	1120	1107	1032	1193	1104	1100
Att/Det Gar Sqft	400	280	308	308	336	260
Prior Land	\$13,400					
Prior Total	\$104,331					
Comp Land Estimate	\$18,000	\$17,800	\$18,000	\$17,600	\$18,500	\$18,700
Sale Date		7/27/2020	10/26/2020	3/25/2020	9/9/2019	9/15/2020
Sale Price		\$165,000	\$160,000	\$150,000	\$126,000	\$145,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$129,000	\$145,000
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$116.85	\$131.82
Total Adj Factors	\$78,500	\$80,700	\$76,200	\$83,800	\$71,200	\$82,300
Adjusted Sale Price		\$162,800	\$162,300	\$145,700	\$136,300	\$141,200
Comparable Estimate	\$149,700 (\$133.66/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-7	113.41-1-30	113.34-1-11	113.33-1-11	113.41-2-11
Owner	Chomiszewski Cynthia	Heller, Kristen A	Travis, Porsche L	Silverman, David	Yetman, Carissa M
Address	236 Raymond Ave	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	67 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 141	50 x 146	74 x 190	50 x 141	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1964 / 0	1959 / 0	1967 / 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 90
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	2	3	3	3	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	978	1032	977	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	978	1032	977	1107	1104
Att/Det Gar Sqft	352	308	575	280	336
Prior Land	\$13,400				
Prior Total	\$88,900				
Comp Land Estimate	\$18,100	\$18,000	\$24,100	\$17,800	\$18,500
Sale Date		10/26/2020	9/1/2020	7/27/2020	9/9/2019
Sale Price		\$160,000	\$155,000	\$165,000	\$126,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$129,000
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$116.85
Total Adj Factors	\$69,800	\$76,200	\$81,700	\$80,700	\$71,200
Adjusted Sale Price		\$153,600	\$143,100	\$154,100	\$127,600
Comparable Estimate	\$143,100 (\$146.32/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-2-27	113.42-1-43	113.50-2-1	113.42-4-33	113.33-1-11	113.42-3-13
Owner	Skrok, Dorothy C	Sherk, Alicia M	Kulpa, Frances A	Kling, John L IV	Silverman, David	Rieman, Natalie C
Address	237 Raymond Ave	82 Vern Ln	40 Joanne Ln	69 Constance Ln	278 Raymond Ave	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	58 x 112	50 x 110	50 x 110	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1961 / 0	1963 / 0	1967 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air 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	1292	1193	1248	1384	1107	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 630	0 0	0 672	0 0	0 712	0 0
SFLA	1292	1193	1248	1384	1107	1276
Att/Det Gar Sqft	440	308	308	308	280	308
Prior Land	\$13,400					
Prior Total	\$110,000					
Comp Land Estimate	\$18,000	\$17,600	\$15,700	\$15,700	\$17,800	\$15,700
Sale Date		3/25/2020	12/9/2019	4/14/2020	7/27/2020	8/1/2019
Sale Price		\$150,000	\$125,000	\$129,000	\$165,000	\$145,000
Time Adj Sale Price		\$151,000	\$126,700	\$129,600	\$165,000	\$148,900
TADJSP/SQFT		\$126.57	\$101.52	\$93.64	\$149.05	\$116.69
Total Adj Factors	\$90,300	\$83,800	\$76,000	\$82,000	\$80,700	\$87,000
Adjusted Sale Price		\$157,500	\$141,000	\$137,900	\$174,600	\$152,200
Comparable Estimate	\$152,600 (\$118.11/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-6	113.42-4-33	113.33-1-11	113.42-1-43	113.34-2-39	113.50-2-1
Owner	Cimato, Sabatino	Kling, John L IV	Silverman, David	Sherk, Alicia M	Grzebinski, Alyssa M	Kulpa, Frances A
Address	240 Raymond Ave	69 Constance Ln	278 Raymond Ave	82 Vern Ln	119 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 110	50 x 141	58 x 112	52 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1957 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1374	1384	1107	1193	1323	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0	0 672
SFLA	1374	1384	1107	1193	1323	1248
Att/Det Gar Sqft	308	308	280	308	336	308
Prior Land	\$13,400					
Prior Total	\$118,000					
Comp Land Estimate	\$18,100	\$15,700	\$17,800	\$17,600	\$16,300	\$15,700
Sale Date		4/14/2020	7/27/2020	3/25/2020	10/18/2019	12/9/2019
Sale Price		\$129,000	\$165,000	\$150,000	\$156,000	\$125,000
Time Adj Sale Price		\$129,600	\$165,000	\$151,000	\$159,100	\$126,700
TADJSP/SQFT		\$93.64	\$149.05	\$126.57	\$120.26	\$101.52
Total Adj Factors	\$92,700	\$82,000	\$80,700	\$83,800	\$91,800	\$76,000
Adjusted Sale Price		\$140,300	\$177,000	\$159,900	\$160,000	\$143,400
Comparable Estimate	\$156,100 (\$113.61/SFLA)					



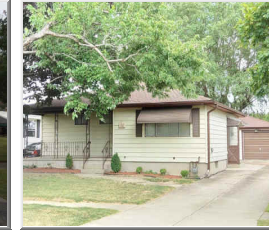
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-2-28	113.33-1-11	113.42-1-43	113.41-1-30	113.41-2-11	113.57-3-23
Owner	Zmitrewicz Robert J	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Yetman, Carissa M	Kehoe, Kim M
Address	241 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	67 Vern Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 140	50 x 141	58 x 112	50 x 146	70 x 107	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1967 / 0	1957 / 0	1964 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	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	1107	1193	1032	1104	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 450
SFLA	1120	1107	1193	1032	1104	1100
Att/Det Gar Sqft	660	280	308	308	336	260
Prior Land	\$13,400					
Prior Total	\$103,000					
Comp Land Estimate	\$18,000	\$17,800	\$17,600	\$18,000	\$18,500	\$18,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	9/9/2019	9/15/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$126,000	\$145,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$129,000	\$145,000
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$116.85	\$131.82
Total Adj Factors	\$80,100	\$80,700	\$83,800	\$76,200	\$71,200	\$82,300
Adjusted Sale Price		\$164,400	\$147,300	\$163,900	\$137,900	\$142,800
Comparable Estimate	\$151,300 (\$135.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-5	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.50-2-1
Owner	Frick, Joseph W	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Kulpa, Frances A
Address	244 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1176	1107	1193	1032	1176	1248
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,100					
Prior Total	\$99,000					
Comp Land Estimate	\$17,800	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$101.52
Total Adj Factors	\$81,600	\$80,700	\$83,800	\$76,200	\$79,800	\$76,000
Adjusted Sale Price		\$165,900	\$148,800	\$165,400	\$123,000	\$132,300
Comparable Estimate	\$147,100 (\$125.09/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	113.41-2-29	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.50-2-1
Owner	Braciak Ronald M &	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Kulpa, Frances A
Address	245 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1176	1107	1193	1032	1176	1248
Att/Det Gar Sqft	420	280	308	308	308	308
Prior Land	\$13,100					
Prior Total	\$100,000					
Comp Land Estimate	\$17,700	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$101.52
Total Adj Factors	\$83,200	\$80,700	\$83,800	\$76,200	\$79,800	\$76,000
Adjusted Sale Price		\$167,500	\$150,400	\$167,000	\$124,600	\$133,900
Comparable Estimate	\$148,700 (\$126.45/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-4	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.50-2-1
Owner	Pajak, Dennis R	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Kulpa, Frances A
Address	248 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1176	1107	1193	1032	1176	1248
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,100					
Prior Total	\$101,000					
Comp Land Estimate	\$17,800	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$101.52
Total Adj Factors	\$87,400	\$80,700	\$83,800	\$76,200	\$79,800	\$76,000
Adjusted Sale Price		\$171,700	\$154,600	\$171,200	\$128,800	\$138,100
Comparable Estimate	\$152,900 (\$130.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-30	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46
Owner	Walkowiak, Paul E	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas
Address	249 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 140	50 x 141	58 x 112	50 x 146	50 x 110
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	1963 / 0	1967 / 0	1957 / 0	1964 / 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 / 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	1176	1107	1193	1032	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0
SFLA	1176	1107	1193	1032	1176
Att/Det Gar Sqft	280	280	308	308	308
Prior Land	\$13,100				
Prior Total	\$97,900				
Comp Land Estimate	\$17,700	\$17,800	\$17,600	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06
Total Adj Factors	\$81,600	\$80,700	\$83,800	\$76,200	\$79,800
Adjusted Sale Price		\$165,900	\$148,800	\$165,400	\$123,000
Comparable Estimate	\$147,100 (\$125.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-31	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46
Owner	Schultz, Marguerite N	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas
Address	253 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 140	50 x 141	58 x 112	50 x 146	50 x 110
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	1964 / 0	1967 / 0	1957 / 0	1964 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 672
SFLA	1176	1107	1193	1032	1176
Att/Det Gar Sqft	280	280	308	308	308
Prior Land	\$13,400				
Prior Total	\$100,000				
Comp Land Estimate	\$18,000	\$17,800	\$17,600	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06
Total Adj Factors	\$81,800	\$80,700	\$83,800	\$76,200	\$79,800
Adjusted Sale Price		\$166,100	\$149,000	\$165,600	\$123,200
Comparable Estimate	\$147,300 (\$125.26/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-3	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.50-2-1
Owner	Skrok, James R	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Kulpa, Frances A
Address	254 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1107	1193	1032	1176	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1204	1107	1193	1032	1176	1248
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,100					
Prior Total	\$101,900					
Comp Land Estimate	\$17,800	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$101.52
Total Adj Factors	\$83,100	\$80,700	\$83,800	\$76,200	\$79,800	\$76,000
Adjusted Sale Price		\$167,400	\$150,300	\$166,900	\$124,500	\$133,800
Comparable Estimate	\$148,600 (\$123.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-2-32	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46
Owner	Mucha, Mary Ann	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas
Address	257 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 146	50 x 110
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	1964 / 0	1967 / 0	1957 / 0	1964 / 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	3	3	3	3	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	4 Full 0
1st Sty Area	1204	1107	1193	1032	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0
SFLA	1204	1107	1193	1032	1176
Att/Det Gar Sqft	440	280	308	308	308
Prior Land	\$13,400				
Prior Total	\$102,900				
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06
Total Adj Factors	\$85,000	\$80,700	\$83,800	\$76,200	\$79,800
Adjusted Sale Price		\$169,300	\$152,200	\$168,800	\$126,400
Comparable Estimate	\$150,500 (\$125/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-1-2	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.50-2-1
Owner	Widzinski, Leonard F	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Kulpa, Frances A
Address	258 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 146	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1962 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1176	1107	1193	1032	1176	1248
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,400					
Prior Total	\$101,900					
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$18,000	\$15,700	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$101.52
Total Adj Factors	\$81,800	\$80,700	\$83,800	\$76,200	\$79,800	\$76,000
Adjusted Sale Price		\$166,100	\$149,000	\$165,600	\$123,200	\$132,500
Comparable Estimate	\$147,300 (\$125.26/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.41-2-33	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30	113.50-2-1
Owner	Obson Michael & Donna	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A	Kulpa, Frances A
Address	261 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 110	50 x 146	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air 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 / 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	1176	1107	1193	1176	1032	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1176	1107	1193	1176	1032	1248
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,400					
Prior Total	\$100,000					
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$15,700	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020	12/9/2019
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04	\$101.52
Total Adj Factors	\$73,300	\$80,700	\$83,800	\$79,800	\$76,200	\$76,000
Adjusted Sale Price		\$157,600	\$140,500	\$114,700	\$157,100	\$124,000
Comparable Estimate	\$138,800 (\$118.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.41-1-1	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46
Owner	Zak Mark	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas
Address	262 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 146	50 x 110
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	1966 / 0	1967 / 0	1957 / 0	1964 / 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	3	3	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	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 712	0 0	0 0	0 0
SFLA	1176	1107	1193	1032	1176
Att/Det Gar Sqft	576	280	308	308	308
Prior Land	\$13,400				
Prior Total	\$101,900				
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06
Total Adj Factors	\$87,800	\$80,700	\$83,800	\$76,200	\$79,800
Adjusted Sale Price		\$172,100	\$155,000	\$171,600	\$129,200
Comparable Estimate	\$153,300 (\$130.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.33-1-7	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30
Owner	Brzozowski, Jerome	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A
Address	265 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 110	50 x 146
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	1967 / 0	1967 / 0	1957 / 0	1965 / 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 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	1.0	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	1176	1107	1193	1176	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0
SFLA	1176	1107	1193	1176	1032
Att/Det Gar Sqft	280	280	308	308	484
Prior Land	\$13,400				
Prior Total	\$100,000				
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$15,700	\$18,000
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04
Total Adj Factors	\$80,900	\$80,700	\$83,800	\$79,800	\$93,000
Adjusted Sale Price		\$165,200	\$148,100	\$122,300	\$164,700
Comparable Estimate	\$148,700 (\$126.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-8	113.33-1-11	113.42-1-43	113.41-1-30	113.42-4-46	113.34-2-7
Owner	DiGiacomo, Luigi	Silverman, David	Sherk, Alicia M	Heller, Kristen A	Lobosco, Thomas	Havernick, Kelly I
Address	266 Raymond Ave	278 Raymond Ave	82 Vern Ln	243 Ludwig Ave	95 Constance Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 146	50 x 110	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1032	1176	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 924	0 712	0 0	0 0	0 0	0 0
SFLA	1176	1107	1193	1032	1176	1218
Att/Det Gar Sqft	308	280	308	308	308	484
Prior Land	\$13,400					
Prior Total	\$102,000					
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$18,000	\$15,700	\$20,200
Sale Date		7/27/2020	3/25/2020	10/26/2020	1/8/2020	8/6/2019
Sale Price		\$165,000	\$150,000	\$160,000	\$120,000	\$151,250
Time Adj Sale Price		\$165,000	\$151,000	\$160,000	\$121,200	\$155,300
TADJSP/SQFT		\$149.05	\$126.57	\$155.04	\$103.06	\$127.50
Total Adj Factors	\$85,600	\$80,700	\$83,800	\$76,200	\$79,800	\$93,000
Adjusted Sale Price		\$169,900	\$152,800	\$169,400	\$127,000	\$147,900
Comparable Estimate	\$153,400 (\$130.44/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	113.33-1-6	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30	113.34-2-7
Owner	Cascio, Joseph Anthony	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A	Havernick, Kelly I
Address	269 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 110	50 x 146	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1176	1032	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 712	0 0	0 0	0 0	0 0
SFLA	1176	1107	1193	1176	1032	1218
Att/Det Gar Sqft	576	280	308	308	308	484
Prior Land	\$13,400					
Prior Total	\$101,900					
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$15,700	\$18,000	\$20,200
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020	8/6/2019
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000	\$151,250
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000	\$155,300
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04	\$127.50
Total Adj Factors	\$85,200	\$80,700	\$83,800	\$79,800	\$76,200	\$93,000
Adjusted Sale Price		\$169,500	\$152,400	\$126,600	\$169,000	\$147,500
Comparable Estimate	\$153,000 (\$130.1/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-9	113.33-1-11	113.42-1-43	113.50-2-1	113.41-1-30	113.42-4-46
Owner	Raszeja, Jonathan J	Silverman, David	Sherk, Alicia M	Kulpa, Frances A	Heller, Kristen A	Lobosco, Thomas
Address	270 Raymond Ave	278 Raymond Ave	82 Vern Ln	40 Joanne Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 110	50 x 146	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1957 / 0	1961 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	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	1260	1107	1193	1248	1032	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 672	0 0	0 0
SFLA	1260	1107	1193	1248	1032	1176
Att/Det Gar Sqft	280	280	308	308	308	308
Prior Land	\$13,400					
Prior Total	\$93,900					
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$15,700	\$18,000	\$15,700
Sale Date		7/27/2020	3/25/2020	12/9/2019	10/26/2020	1/8/2020
Sale Price		\$165,000	\$150,000	\$125,000	\$160,000	\$120,000
Time Adj Sale Price		\$165,000	\$151,000	\$126,700	\$160,000	\$121,200
TADJSP/SQFT		\$149.05	\$126.57	\$101.52	\$155.04	\$103.06
Total Adj Factors	\$76,200	\$80,700	\$83,800	\$76,000	\$76,200	\$79,800
Adjusted Sale Price		\$160,500	\$143,400	\$126,900	\$160,000	\$117,600
Comparable Estimate	\$141,700 (\$112.46/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-5	113.33-1-11	113.42-1-43	113.42-4-33	113.34-2-39	113.50-2-1
Owner	Olson Barbara J	Silverman, David	Sherk, Alicia M	Kling, John L IV	Grzebinski, Alyssa M	Kulpa, Frances A
Address	273 Raymond Ave	278 Raymond Ave	82 Vern Ln	69 Constance Ln	119 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 110	52 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1957 / 0	1963 / 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 90	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	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 / 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	1292	1107	1193	1384	1323	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 672
SFLA	1292	1107	1193	1384	1323	1248
Att/Det Gar Sqft	280	280	308	308	336	308
Prior Land	\$13,400					
Prior Total	\$111,000					
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$15,700	\$16,300	\$15,700
Sale Date		7/27/2020	3/25/2020	4/14/2020	10/18/2019	12/9/2019
Sale Price		\$165,000	\$150,000	\$129,000	\$156,000	\$125,000
Time Adj Sale Price		\$165,000	\$151,000	\$129,600	\$159,100	\$126,700
TADJSP/SQFT		\$149.05	\$126.57	\$93.64	\$120.26	\$101.52
Total Adj Factors	\$87,800	\$80,700	\$83,800	\$82,000	\$91,800	\$76,000
Adjusted Sale Price		\$172,100	\$155,000	\$135,400	\$155,100	\$138,500
Comparable Estimate	\$151,200 (\$117.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.33-1-10	113.33-1-11	113.42-1-43	113.50-2-1	113.41-1-30
Owner	Daugherty, Sean P	Silverman, David	Sherk, Alicia M	Kulpa, Frances A	Heller, Kristen A
Address	274 Raymond Ave	278 Raymond Ave	82 Vern Ln	40 Joanne Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 141	50 x 141	58 x 112	50 x 110	50 x 146
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	1967 / 0	1967 / 0	1957 / 0	1961 / 0	1964 / 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	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	1260	1107	1193	1248	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 672	0 0
SFLA	1260	1107	1193	1248	1032
Att/Det Gar Sqft	280	280	308	308	308
Prior Land	\$13,400				
Prior Total	\$110,000				
Comp Land Estimate	\$18,100	\$17,800	\$17,600	\$15,700	\$18,000
Sale Date		7/27/2020	3/25/2020	12/9/2019	10/26/2020
Sale Price		\$165,000	\$150,000	\$125,000	\$160,000
Time Adj Sale Price		\$165,000	\$151,000	\$126,700	\$160,000
TADJSP/SQFT		\$149.05	\$126.57	\$101.52	\$155.04
Total Adj Factors	\$86,300	\$80,700	\$83,800	\$76,000	\$79,800
Adjusted Sale Price		\$170,600	\$153,500	\$137,000	\$127,700
Comparable Estimate	\$151,800 (\$120.48/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-4	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30	113.34-2-7
Owner	Sleger, Lori A	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A	Havernick, Kelly I
Address	277 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 141	58 x 112	50 x 110	50 x 146	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1176	1032	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 396	0 712	0 0	0 0	0 0	0 0
SFLA	1176	1107	1193	1176	1032	1218
Att/Det Gar Sqft	280	280	308	308	308	484
Prior Land	\$13,100					
Prior Total	\$107,900					
Comp Land Estimate	\$17,600	\$17,800	\$17,600	\$15,700	\$18,000	\$20,200
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020	8/6/2019
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000	\$151,250
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000	\$155,300
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04	\$127.50
Total Adj Factors	\$83,500	\$80,700	\$83,800	\$79,800	\$76,200	\$93,000
Adjusted Sale Price		\$167,800	\$150,700	\$124,900	\$167,300	\$145,800
Comparable Estimate	\$151,300 (\$128.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-11	113.33-1-11	113.41-1-30	113.42-1-43	113.34-1-11	113.42-4-46
Owner	Silverman, David	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Travis, Porsche L	Lobosco, Thomas
Address	278 Raymond Ave	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	17 Sandy Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 141	50 x 146	58 x 112	74 x 190	50 x 110
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	1967 / 0	1967 / 0	1964 / 0	1957 / 0	1959 / 0	1965 / 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 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 / 0
Bsmt 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	1107	1032	1193	977	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 712	0 712	0 0	0 0	0 0	0 0
SFLA	1107	1107	1032	1193	977	1176
Att/Det Gar Sqft	280	280	308	308	575	308
Prior Land	\$13,100					
Prior Total	\$101,000					
Comp Land Estimate	\$17,800	\$17,800	\$18,000	\$17,600	\$24,100	\$15,700
Sale Date		7/27/2020	10/26/2020	3/25/2020	9/1/2020	1/8/2020
Sale Price		\$165,000	\$160,000	\$150,000	\$155,000	\$120,000
Time Adj Sale Price		\$165,000	\$160,000	\$151,000	\$155,000	\$121,200
TADJSP/SQFT		\$149.05	\$155.04	\$126.57	\$158.65	\$103.06
Total Adj Factors	\$80,700	\$80,700	\$76,200	\$83,800	\$81,700	\$79,800
Adjusted Sale Price		\$165,000	\$164,500	\$147,900	\$154,000	\$122,100
Comparable Estimate	\$150,700 (\$136.13/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-3	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30	113.34-2-7
Owner	Kopacz, Theodore	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A	Havernick, Kelly I
Address	281 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 139	50 x 141	58 x 112	50 x 110	50 x 146	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1107	1193	1176	1032	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 0
SFLA	1176	1107	1193	1176	1032	1218
Att/Det Gar Sqft	480	280	308	308	308	484
Prior Land	\$13,100					
Prior Total	\$102,900					
Comp Land Estimate	\$17,600	\$17,800	\$17,600	\$15,700	\$18,000	\$20,200
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020	8/6/2019
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000	\$151,250
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000	\$155,300
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04	\$127.50
Total Adj Factors	\$83,700	\$80,700	\$83,800	\$79,800	\$76,200	\$93,000
Adjusted Sale Price		\$168,000	\$150,900	\$125,100	\$167,500	\$146,000
Comparable Estimate	\$151,500 (\$128.83/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-12	113.42-4-33	113.33-1-11	113.34-2-39	113.42-1-43	113.50-2-1
Owner	Detzel, Raymond	Kling, John L IV	Silverman, David	Grzebinski, Alyssa M	Sherk, Alicia M	Kulpa, Frances A
Address	282 Raymond Ave	69 Constance Ln	278 Raymond Ave	119 Vern Ln	82 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 110	50 x 141	52 x 110	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1967 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	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	1410	1384	1107	1323	1193	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 712	0 0	0 0	0 672
SFLA	1410	1384	1107	1323	1193	1248
Att/Det Gar Sqft	440	308	280	336	308	308
Prior Land	\$13,100					
Prior Total	\$125,000					
Comp Land Estimate	\$17,800	\$15,700	\$17,800	\$16,300	\$17,600	\$15,700
Sale Date		4/14/2020	7/27/2020	10/18/2019	3/25/2020	12/9/2019
Sale Price		\$129,000	\$165,000	\$156,000	\$150,000	\$125,000
Time Adj Sale Price		\$129,600	\$165,000	\$159,100	\$151,000	\$126,700
TADJSP/SQFT		\$93.64	\$149.05	\$120.26	\$126.57	\$101.52
Total Adj Factors	\$97,300	\$82,000	\$80,700	\$91,800	\$83,800	\$76,000
Adjusted Sale Price		\$144,900	\$181,600	\$164,600	\$164,500	\$148,000
Comparable Estimate	\$160,700 (\$113.97/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-2	113.33-1-11	113.42-1-43	113.42-4-46	113.34-2-7	113.41-1-30
Owner	Smentkiewicz Judith A	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Havernick, Kelly I	Heller, Kristen A
Address	285 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	16 Sandy Ln	243 Ludwig 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 139	50 x 141	58 x 112	50 x 110	58 x 150	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1208	1107	1193	1176	1218	1032
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 588	0 712	0 0	0 0	0 0	0 0
SFLA	1208	1107	1193	1176	1218	1032
Att/Det Gar Sqft	528	280	308	308	484	308
Prior Land	\$13,400					
Prior Total	\$110,000					
Comp Land Estimate	\$17,900	\$17,800	\$17,600	\$15,700	\$20,200	\$18,000
Sale Date		7/27/2020	3/25/2020	1/8/2020	8/6/2019	10/26/2020
Sale Price		\$165,000	\$150,000	\$120,000	\$151,250	\$160,000
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$155,300	\$160,000
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$127.50	\$155.04
Total Adj Factors	\$90,800	\$80,700	\$83,800	\$79,800	\$93,000	\$76,200
Adjusted Sale Price		\$175,100	\$158,000	\$132,200	\$153,100	\$174,600
Comparable Estimate	\$158,600 (\$131.29/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.33-1-13	113.33-1-11	113.42-1-43	113.42-4-46	113.41-1-30	113.34-2-7
Owner	Ladowski John L	Silverman, David	Sherk, Alicia M	Lobosco, Thomas	Heller, Kristen A	Havernick, Kelly I
Address	286 Raymond Ave	278 Raymond Ave	82 Vern Ln	95 Constance Ln	243 Ludwig Ave	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 141	50 x 141	58 x 112	50 x 110	50 x 146	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1957 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	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	1182	1107	1193	1176	1032	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 712	0 0	0 0	0 0	0 0
SFLA	1182	1107	1193	1176	1032	1218
Att/Det Gar Sqft	308	280	308	308	308	484
Prior Land	\$13,100					
Prior Total	\$103,100					
Comp Land Estimate	\$17,800	\$17,800	\$17,600	\$15,700	\$18,000	\$20,200
Sale Date		7/27/2020	3/25/2020	1/8/2020	10/26/2020	8/6/2019
Sale Price		\$165,000	\$150,000	\$120,000	\$160,000	\$151,250
Time Adj Sale Price		\$165,000	\$151,000	\$121,200	\$160,000	\$155,300
TADJSP/SQFT		\$149.05	\$126.57	\$103.06	\$155.04	\$127.50
Total Adj Factors	\$84,900	\$80,700	\$83,800	\$79,800	\$76,200	\$93,000
Adjusted Sale Price		\$169,200	\$152,100	\$126,300	\$168,700	\$147,200
Comparable Estimate	\$152,700 (\$129.19/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-4	113.42-4-46	113.42-1-43	113.33-1-11	113.34-2-7	113.34-2-39
Owner	Wozniak, James J	Lobosco, Thomas	Sherk, Alicia M	Silverman, David	Havernick, Kelly I	Grzebinski, Alyssa M
Address	1 Rosemead Ln	95 Constance Ln	82 Vern Ln	278 Raymond Ave	16 Sandy Ln	119 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 110	50 x 110	58 x 112	50 x 141	58 x 150	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1957 / 0	1967 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1193	1107	1218	1323
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	1176	1176	1193	1107	1218	1323
Att/Det Gar Sqft	336	308	308	280	484	336
Prior Land	\$10,300					
Prior Total	\$103,750					
Comp Land Estimate	\$14,400	\$15,700	\$17,600	\$17,800	\$20,200	\$16,300
Sale Date		1/8/2020	3/25/2020	7/27/2020	8/6/2019	10/18/2019
Sale Price		\$120,000	\$150,000	\$165,000	\$151,250	\$156,000
Time Adj Sale Price		\$121,200	\$151,000	\$165,000	\$155,300	\$159,100
TADJSP/SQFT		\$103.06	\$126.57	\$149.05	\$127.50	\$120.26
Total Adj Factors	\$78,200	\$79,800	\$83,800	\$80,700	\$93,000	\$91,800
Adjusted Sale Price		\$119,600	\$145,400	\$162,500	\$140,500	\$145,500
Comparable Estimate	\$142,700 (\$121.34/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-43	113.12-1-6	113.12-1-3	113.34-2-49	113.57-2-22	113.42-5-42
Owner	Bova, Anthony M	Gervasio, Jeremy	Leone, Teresa	Girling, Ariana C	Andrews, Christopher	Slazak, Marc A
Address	2 Rosemead Ln	184 Vern Ln	172 Vern Ln	97 Vern Ln	49 Raymond Ave	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 108	54 x 117	54 x 117	52 x 113	60 x 145	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1966 / 0	1963 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1176	1114	1114	1232	1112	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	260 0	260 0	280 0	522 0	348 0
SFLA	1456	1374	1374	1512	1634	1545
Att/Det Gar Sqft					528	
Prior Land	\$11,900					
Prior Total	\$130,000					
Comp Land Estimate	\$16,100	\$17,300	\$17,300	\$16,500	\$20,100	\$15,500
Sale Date		7/1/2020	7/10/2019	6/26/2019	5/26/2020	1/19/2018
Sale Price		\$185,000	\$155,172	\$165,000	\$206,500	\$159,000
Time Adj Sale Price		\$185,000	\$159,900	\$170,500	\$207,200	\$178,700
TADJSP/SQFT		\$134.64	\$116.38	\$112.76	\$126.81	\$115.66
Total Adj Factors	\$85,800	\$86,700	\$79,600	\$85,100	\$97,700	\$84,500
Adjusted Sale Price		\$184,100	\$166,100	\$171,200	\$195,300	\$180,000
Comparable Estimate	\$179,300 (\$123.15/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-5	113.42-4-46	113.42-1-43	113.33-1-11	113.34-2-7	113.42-4-33
Owner	Serio, Michael	Lobosco, Thomas	Sherk, Alicia M	Silverman, David	Havernick, Kelly I	Kling, John L IV
Address	3 Rosemead Ln	95 Constance Ln	82 Vern Ln	278 Raymond Ave	16 Sandy Ln	69 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	58 x 112	50 x 141	58 x 150	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1965 / 0	1957 / 0	1967 / 0	1964 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1176	1193	1107	1218	1384
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 216	0 0	0 0	0 712	0 0	0 0
SFLA	1176	1176	1193	1107	1218	1384
Att/Det Gar Sqft	280	308	308	280	484	308
Prior Land	\$11,500					
Prior Total	\$105,000					
Comp Land Estimate	\$15,500	\$15,700	\$17,600	\$17,800	\$20,200	\$15,700
Sale Date		1/8/2020	3/25/2020	7/27/2020	8/6/2019	4/14/2020
Sale Price		\$120,000	\$150,000	\$165,000	\$151,250	\$129,000
Time Adj Sale Price		\$121,200	\$151,000	\$165,000	\$155,300	\$129,600
TADJSP/SQFT		\$103.06	\$126.57	\$149.05	\$127.50	\$93.64
Total Adj Factors	\$81,000	\$79,800	\$83,800	\$80,700	\$93,000	\$82,000
Adjusted Sale Price		\$122,400	\$148,200	\$165,300	\$143,300	\$128,600
Comparable Estimate	\$141,600 (\$120.41/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-42	113.12-1-6	113.34-2-49	113.12-1-3	113.42-5-42	113.57-2-22
Owner	Slazak, Marc A	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Slazak, Marc A	Andrews, Christopher
Address	4 Rosemead Ln	184 Vern Ln	97 Vern Ln	172 Vern Ln	4 Rosemead Ln	49 Raymond 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	54 x 117	52 x 113	54 x 117	50 x 107	60 x 145
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1963 / 0	1960 / 0	1963 / 0	1966 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 348	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 1	4 Full 0
1st Sty Area	1197	1114	1232	1114	1197	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	348 0	260 0	280 0	260 0	348 0	522 0
SFLA	1545	1374	1512	1374	1545	1634
Att/Det Gar Sqft						528
Prior Land	\$11,500					
Prior Total	\$130,000					
Comp Land Estimate	\$15,500	\$17,300	\$16,500	\$17,300	\$15,500	\$20,100
Sale Date		7/1/2020	6/26/2019	7/10/2019	1/19/2018	5/26/2020
Sale Price		\$185,000	\$165,000	\$155,172	\$159,000	\$206,500
Time Adj Sale Price		\$185,000	\$170,500	\$159,900	\$178,700	\$207,200
TADJSP/SQFT		\$134.64	\$112.76	\$116.38	\$115.66	\$126.81
Total Adj Factors	\$86,800	\$86,700	\$85,100	\$79,600	\$84,500	\$97,700
Adjusted Sale Price		\$185,100	\$172,200	\$167,100	\$181,000	\$196,300
Comparable Estimate	\$180,300 (\$116.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-6	113.12-1-6	113.34-2-49	113.12-1-3	113.57-2-22	113.42-5-42
Owner	Stamataros, George	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Andrews, Christopher	Slazak, Marc A
Address	5 Rosemead Ln	184 Vern Ln	97 Vern Ln	172 Vern Ln	49 Raymond Ave	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	54 x 117	52 x 113	54 x 117	60 x 145	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	04 Composition	04 Composition	02 Brick	04 Composition
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1963 / 0	1966 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 100	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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 1	4 Full 0	4 Full 1
1st Sty Area	1176	1114	1232	1114	1112	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	260 0	280 0	260 0	522 0	348 0
SFLA	1456	1374	1512	1374	1634	1545
Att/Det Gar Sqft					528	
Prior Land	\$11,500					
Prior Total	\$115,000					
Comp Land Estimate	\$15,500	\$17,300	\$16,500	\$17,300	\$20,100	\$15,500
Sale Date		7/1/2020	6/26/2019	7/10/2019	5/26/2020	1/19/2018
Sale Price		\$185,000	\$165,000	\$155,172	\$206,500	\$159,000
Time Adj Sale Price		\$185,000	\$170,500	\$159,900	\$207,200	\$178,700
TADJSP/SQFT		\$134.64	\$112.76	\$116.38	\$126.81	\$115.66
Total Adj Factors	\$80,700	\$86,700	\$85,100	\$79,600	\$97,700	\$84,500
Adjusted Sale Price		\$179,000	\$166,100	\$161,000	\$190,200	\$174,900
Comparable Estimate	\$174,200 (\$119.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-41	113.79-3-1	113.12-3-7.1	113.42-4-33	113.12-1-6
Owner	Weber Geraldine S	Binko, Richard S	Aronberg, Ricky	Kling, John L IV	Gervasio, Jeremy
Address	6 Rosemead Ln	117 Cayuga Creek Rd	4 Bink St	69 Constance Ln	184 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	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	48 x 107	91 x 436	100 x 172	50 x 110	54 x 117
Building Style	05 Colonial	05 Colonial	04 Cape cod	01 Ranch	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1996 / 0	1950 / 0	1963 / 0	1960 / 0
Condition	3 Normal	4 Good	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 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 / Y
Stories	2.0	2.0	1.5	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	910	846	1136	1384	1114
2nd Sty Area	729	666	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	260 0
SFLA	1639	1512	1704	1384	1374
Att/Det Gar Sqft	320	483	480	308	528
Prior Land	\$11,000				
Prior Total	\$125,247				
Comp Land Estimate	\$15,000	\$28,500	\$27,000	\$15,700	\$17,300
Sale Date		8/8/2019	4/29/2020	4/14/2020	7/1/2020
Sale Price		\$190,000	\$148,000	\$129,000	\$185,000
Time Adj Sale Price		\$195,100	\$148,700	\$129,600	\$185,000
TADJSP/SQFT		\$129.03	\$87.27	\$93.64	\$134.64
Total Adj Factors	\$80,000	\$112,800	\$94,000	\$82,000	\$86,700
Adjusted Sale Price		\$162,300	\$134,700	\$127,600	\$178,300
Comparable Estimate	\$158,500 (\$96.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-7	113.33-1-11	113.42-4-46	113.34-1-11	113.41-1-30
Owner	Owens, Paul W	Silverman, David	Lobosco, Thomas	Travis, Porsche L	Heller, Kristen A
Address	9 Rosemead Ln	278 Raymond Ave	95 Constance Ln	17 Sandy Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 141	50 x 110	74 x 190	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1965 / 0	1959 / 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 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1107	1176	977	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 712	0 0	0 0	0 0
SFLA	1080	1107	1176	977	1032
Att/Det Gar Sqft	300	280	308	575	308
Prior Land	\$11,500				
Prior Total	\$98,000				
Comp Land Estimate	\$15,500	\$17,800	\$15,700	\$24,100	\$18,000
Sale Date		7/27/2020	1/8/2020	9/1/2020	10/26/2020
Sale Price		\$165,000	\$120,000	\$155,000	\$160,000
Time Adj Sale Price		\$165,000	\$121,200	\$155,000	\$160,000
TADJSP/SQFT		\$149.05	\$103.06	\$158.65	\$155.04
Total Adj Factors	\$73,400	\$80,700	\$79,800	\$81,700	\$83,800
Adjusted Sale Price		\$157,700	\$114,800	\$146,700	\$157,200
Comparable Estimate	\$143,400 (\$132.78/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-40	113.42-4-46	113.33-1-11	113.42-1-43	113.50-6-10	113.34-1-11
Owner	Czerniak, Irene	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Taton, Edward C	Travis, Porsche L
Address	10 Rosemead Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	30 Fairelm Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 107	50 x 110	50 x 141	58 x 112	55 x 110	74 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1957 / 0	1965 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 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	1134	1176	1107	1193	1160	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 250	0 0
SFLA	1134	1176	1107	1193	1160	977
Att/Det Gar Sqft	294	308	280	308	308	575
Prior Land	\$13,200					
Prior Total	\$105,000					
Comp Land Estimate	\$17,400	\$15,700	\$17,800	\$17,600	\$17,100	\$24,100
Sale Date		1/8/2020	7/27/2020	3/25/2020	9/27/2019	9/1/2020
Sale Price		\$120,000	\$165,000	\$150,000	\$159,900	\$155,000
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$163,700	\$155,000
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$141.12	\$158.65
Total Adj Factors	\$78,600	\$79,800	\$80,700	\$83,800	\$81,300	\$81,700
Adjusted Sale Price		\$120,000	\$162,900	\$145,800	\$161,000	\$151,900
Comparable Estimate	\$148,300 (\$130.78/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-8	113.42-4-46	113.33-1-11	113.42-1-43	113.34-2-7	113.50-6-10
Owner	Zaleski, Jennifer	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Havernick, Kelly I	Taton, Edward C
Address	13 Rosemead Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	16 Sandy Ln	30 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 141	58 x 112	58 x 150	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1957 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1176	1107	1193	1218	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0	0 250
SFLA	1160	1176	1107	1193	1218	1160
Att/Det Gar Sqft	294	308	280	308	484	308
Prior Land	\$11,500					
Prior Total	\$105,000					
Comp Land Estimate	\$15,500	\$15,700	\$17,800	\$17,600	\$20,200	\$17,100
Sale Date		1/8/2020	7/27/2020	3/25/2020	8/6/2019	9/27/2019
Sale Price		\$120,000	\$165,000	\$150,000	\$151,250	\$159,900
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$155,300	\$163,700
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$127.50	\$141.12
Total Adj Factors	\$80,400	\$79,800	\$80,700	\$83,800	\$93,000	\$81,300
Adjusted Sale Price		\$121,800	\$164,700	\$147,600	\$142,700	\$162,800
Comparable Estimate	\$147,900 (\$127.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-39	113.42-4-33	113.34-2-39	113.42-4-46	113.42-6-21	113.42-3-13
Owner	Nolte, Richard J	Kling, John L IV	Grzebinski, Alyssa M	Lobosco, Thomas	Ossont, Keri L	Rieman, Natalie C
Address	14 Rosemead Ln	69 Constance Ln	119 Vern Ln	95 Constance Ln	66 Fairelm Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	52 x 110	50 x 110	52 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 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	1378	1384	1323	1176	1336	1276
2nd Sty Area	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	1384	1323	1176	1336	1276
Att/Det Gar Sqft	294	308	336	308	308	308
Prior Land	\$11,500					
Prior Total	\$108,900					
Comp Land Estimate	\$15,500	\$15,700	\$16,300	\$15,700	\$15,400	\$15,700
Sale Date		4/14/2020	10/18/2019	1/8/2020	4/22/2019	8/1/2019
Sale Price		\$129,000	\$156,000	\$120,000	\$154,500	\$145,000
Time Adj Sale Price		\$129,600	\$159,100	\$121,200	\$160,700	\$148,900
TADJSP/SQFT		\$93.64	\$120.26	\$103.06	\$120.28	\$116.69
Total Adj Factors	\$86,800	\$82,000	\$91,800	\$79,800	\$90,000	\$87,000
Adjusted Sale Price		\$134,400	\$154,100	\$128,200	\$157,500	\$148,700
Comparable Estimate	\$144,600 (\$104.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-9	113.42-4-46	113.42-4-33	113.50-2-1	113.42-1-43
Owner	Cedrone Donald A &	Lobosco, Thomas	Kling, John L IV	Kulpa, Frances A	Sherk, Alicia M
Address	17 Rosemead Ln	95 Constance Ln	69 Constance Ln	40 Joanne Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	58 x 112
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	1965 / 0	1965 / 0	1963 / 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 90	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
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 / 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	1240	1176	1384	1248	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 672	0 0
SFLA	1240	1176	1384	1248	1193
Att/Det Gar Sqft	322	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$110,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$17,600
Sale Date		1/8/2020	4/14/2020	12/9/2019	3/25/2020
Sale Price		\$120,000	\$129,000	\$125,000	\$150,000
Time Adj Sale Price		\$121,200	\$129,600	\$126,700	\$151,000
TADJSP/SQFT		\$103.06	\$93.64	\$101.52	\$126.57
Total Adj Factors	\$84,000	\$79,800	\$82,000	\$76,000	\$83,800
Adjusted Sale Price		\$125,400	\$131,600	\$134,700	\$151,200
Comparable Estimate	\$137,800 (\$111.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-38	113.42-4-46	113.42-4-33	113.50-2-1	113.34-2-39
Owner	Gersitz John B	Lobosco, Thomas	Kling, John L IV	Kulpa, Frances A	Grzebinski, Alyssa M
Address	18 Rosemead Ln	95 Constance Ln	69 Constance Ln	40 Joanne Ln	119 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 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 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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	1259	1176	1384	1248	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 672	0 0
SFLA	1259	1176	1384	1248	1323
Att/Det Gar Sqft	253	308	308	308	336
Prior Land	\$11,500				
Prior Total	\$111,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$16,300
Sale Date		1/8/2020	4/14/2020	12/9/2019	10/18/2019
Sale Price		\$120,000	\$129,000	\$125,000	\$156,000
Time Adj Sale Price		\$121,200	\$129,600	\$126,700	\$159,100
TADJSP/SQFT		\$103.06	\$93.64	\$101.52	\$120.26
Total Adj Factors	\$83,300	\$79,800	\$82,000	\$76,000	\$91,800
Adjusted Sale Price		\$124,700	\$130,900	\$134,000	\$150,600
Comparable Estimate	\$137,100 (\$108.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-10	113.42-4-47	113.57-2-22	113.12-1-6	113.34-2-49
Owner	Sansone Gerald J	Billups, Gregory A	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C
Address	21 Rosemead Ln	97 Constance Ln	49 Raymond Ave	184 Vern Ln	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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 107	52 x 110	60 x 145	54 x 117	52 x 113
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1050	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	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 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	1453	1536	1112	1114	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1050 0	715 300	522 0	260 0	280 0
SFLA	2503	2251	1634	1374	1512
Att/Det Gar Sqft			528		
Prior Land	\$13,200				
Prior Total	\$167,577				
Comp Land Estimate	\$17,400	\$16,300	\$20,100	\$17,300	\$16,500
Sale Date		5/29/2020	5/26/2020	7/1/2020	6/26/2019
Sale Price		\$203,000	\$206,500	\$185,000	\$165,000
Time Adj Sale Price		\$203,700	\$207,200	\$185,000	\$170,500
TADJSP/SQFT		\$90.49	\$126.81	\$134.64	\$112.76
Total Adj Factors	\$132,000	\$121,600	\$97,700	\$86,700	\$85,100
Adjusted Sale Price		\$214,100	\$241,500	\$230,300	\$217,400
Comparable Estimate	\$223,100 (\$89.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-37	113.08-3-7	113.34-1-42	113.12-1-26	113.12-1-20
Owner	Smith, Donald	Hall, Emily M	Heinold, Taylor M	Bell, Anthony M	Moura, Vinicius F
Address	22 Rosemead Ln	29 Wells Ave	119 Fairelm Ln	3 Marie Ave	27 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	55 x 120	75 x 102	50 x 112	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1969 / 0	1966 / 0	1967 / 0	1970 / 0	1966 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1216	1134	1118
2nd Sty Area	1092	1118	1050	1161	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2184	2210	2266	2295	2262
Att/Det Gar Sqft	336	660	273	572	462
Prior Land	\$11,500				
Prior Total	\$125,000				
Comp Land Estimate	\$15,500	\$17,800	\$18,600	\$22,100	\$15,900
Sale Date		8/11/2020	6/3/2020	6/15/2020	12/27/2019
Sale Price		\$193,500	\$185,000	\$211,000	\$185,000
Time Adj Sale Price		\$193,500	\$185,300	\$211,400	\$187,500
TADJSP/SQFT		\$87.56	\$81.77	\$92.11	\$81.95
Total Adj Factors	\$88,300	\$96,000	\$93,200	\$100,500	\$98,600
Adjusted Sale Price		\$185,800	\$180,400	\$199,200	\$177,200
Comparable Estimate	\$183,500 (\$84.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-11	113.42-4-47	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Turkiewicz Martin J Tru:	Billups, Gregory A	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	25 Rosemead Ln	97 Constance Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 107	52 x 110	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 800	C Average 105	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 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 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 1	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1220	1536	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	800 0	715 300	522 0	260 0	280 0	260 0
SFLA	2020	2251	1634	1374	1512	1374
Att/Det Gar Sqft			528			
Prior Land	\$12,700					
Prior Total	\$152,000					
Comp Land Estimate	\$16,900	\$16,300	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		5/29/2020	5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$203,000	\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$203,700	\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$90.49	\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$114,500	\$121,600	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$196,600	\$224,000	\$212,800	\$199,900	\$194,800
Comparable Estimate	\$205,600 (\$101.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-36	113.42-4-46	113.33-1-11	113.42-1-43	113.50-6-10
Owner	Sansone, Cheryl A	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Taton, Edward C
Address	26 Rosemead Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	30 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 141	58 x 112	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1957 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1144	1176	1107	1193	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 712	0 0	0 250
SFLA	1144	1176	1107	1193	1160
Att/Det Gar Sqft	308	308	280	308	308
Prior Land	\$11,500				
Prior Total	\$105,000				
Comp Land Estimate	\$15,500	\$15,700	\$17,800	\$17,600	\$17,100
Sale Date		1/8/2020	7/27/2020	3/25/2020	9/27/2019
Sale Price		\$120,000	\$165,000	\$150,000	\$159,900
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$163,700
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$141.12
Total Adj Factors	\$76,300	\$79,800	\$80,700	\$83,800	\$81,300
Adjusted Sale Price		\$117,700	\$160,600	\$143,500	\$158,700
Comparable Estimate	\$140,900 (\$123.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-35	113.42-4-33	113.34-2-39	113.42-4-46	113.42-6-21
Owner	Daniels, Jerome H	Kling, John L IV	Grzebinski, Alyssa M	Lobosco, Thomas	Ossont, Keri L
Address	28 Rosemead Ln	69 Constance Ln	119 Vern Ln	95 Constance Ln	66 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	52 x 110	50 x 110	52 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 0	1965 / 0	1963 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
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 / 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	1420	1384	1323	1176	1336
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0
SFLA	1420	1384	1323	1176	1336
Att/Det Gar Sqft	280	308	336	308	308
Prior Land	\$11,500				
Prior Total	\$121,900				
Comp Land Estimate	\$15,500	\$15,700	\$16,300	\$15,700	\$15,400
Sale Date		4/14/2020	10/18/2019	1/8/2020	4/22/2019
Sale Price		\$129,000	\$156,000	\$120,000	\$154,500
Time Adj Sale Price		\$129,600	\$159,100	\$121,200	\$160,700
TADJSP/SQFT		\$93.64	\$120.26	\$103.06	\$120.28
Total Adj Factors	\$96,800	\$82,000	\$91,800	\$79,800	\$90,000
Adjusted Sale Price		\$144,400	\$164,100	\$138,200	\$167,500
Comparable Estimate	\$154,600 (\$108.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-12	113.57-2-22	113.42-4-47	113.12-1-6	113.34-2-49
Owner	Ignasiak, James	Andrews, Christopher	Billups, Gregory A	Gervasio, Jeremy	Girling, Ariana C
Address	29 Rosemead Ln	49 Raymond Ave	97 Constance Ln	184 Vern Ln	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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	54 x 107	60 x 145	52 x 110	54 x 117	52 x 113
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 2	4 Full 1
1st Sty Area	1210	1112	1536	1114	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	522 0	715 300	260 0	280 0
SFLA	1782	1634	2251	1374	1512
Att/Det Gar Sqft		528			
Prior Land	\$12,400				
Prior Total	\$139,606				
Comp Land Estimate	\$16,600	\$20,100	\$16,300	\$17,300	\$16,500
Sale Date		5/26/2020	5/29/2020	7/1/2020	6/26/2019
Sale Price		\$206,500	\$203,000	\$185,000	\$165,000
Time Adj Sale Price		\$207,200	\$203,700	\$185,000	\$170,500
TADJSP/SQFT		\$126.81	\$90.49	\$134.64	\$112.76
Total Adj Factors	\$98,300	\$97,700	\$121,600	\$86,700	\$85,100
Adjusted Sale Price		\$207,800	\$180,400	\$196,600	\$183,700
Comparable Estimate	\$189,400 (\$106.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-34	113.42-4-46	113.33-1-11	113.42-1-43	113.50-6-10
Owner	Pajonk, Richard A	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Taton, Edward C
Address	32 Rosemead Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	30 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 141	58 x 112	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1957 / 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 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
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 / 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	1107	1193	1160
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 250
SFLA	1176	1176	1107	1193	1160
Att/Det Gar Sqft	330	308	280	308	308
Prior Land	\$11,500				
Prior Total	\$103,900				
Comp Land Estimate	\$15,500	\$15,700	\$17,800	\$17,600	\$17,100
Sale Date		1/8/2020	7/27/2020	3/25/2020	9/27/2019
Sale Price		\$120,000	\$165,000	\$150,000	\$159,900
Time Adj Sale Price		\$121,200	\$165,000	\$151,000	\$163,700
TADJSP/SQFT		\$103.06	\$149.05	\$126.57	\$141.12
Total Adj Factors	\$78,900	\$79,800	\$80,700	\$83,800	\$81,300
Adjusted Sale Price		\$120,300	\$163,200	\$146,100	\$161,300
Comparable Estimate	\$143,500 (\$122.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-13	113.50-5-5	113.34-1-21	113.34-1-17	113.34-1-42	113.12-1-26
Owner	A H Investors, LLC	Al Mamun, Abdullah	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M	Bell, Anthony M
Address	33 Rosemead Ln	14 Fair Oaks Ln	39 Sandy Ln	29 Sandy Ln	119 Fair elm Ln	3 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 105	59 x 185	60 x 190	75 x 102	50 x 112
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	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1969 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1305	1218	1236	1134	1216	1144
2nd Sty Area	1305	1218	1296	1161	1050	1144
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0	0 0
SFLA	2610	2436	2532	2295	2266	2288
Att/Det Gar Sqft		400	418	572	273	462
Prior Land	\$11,500					
Prior Total	\$137,000					
Comp Land Estimate	\$15,500	\$15,300	\$21,800	\$22,100	\$18,600	\$15,900
Sale Date		9/29/2020	9/13/2019	6/15/2020	6/3/2020	12/27/2019
Sale Price		\$216,000	\$200,000	\$211,000	\$185,000	\$185,000
Time Adj Sale Price		\$216,000	\$204,700	\$211,400	\$185,300	\$187,500
TADJSP/SQFT		\$88.67	\$80.85	\$92.11	\$81.77	\$81.95
Total Adj Factors	\$102,100	\$102,200	\$107,900	\$100,500	\$93,200	\$98,600
Adjusted Sale Price		\$215,900	\$198,900	\$213,000	\$194,200	\$191,000
Comparable Estimate	\$202,600 (\$77.62/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-33	113.12-1-6	113.34-2-49	113.57-2-22	113.12-1-3	113.42-5-42
Owner	Shih-Garcia, Carlos Ale:	Gervasio, Jeremy	Girling, Ariana C	Andrews, Christopher	Leone, Teresa	Slazak, Marc A
Address	38 Rosemead Ln	184 Vern Ln	97 Vern Ln	49 Raymond Ave	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 107	54 x 117	52 x 113	60 x 145	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1964 / 0	1960 / 0	1963 / 0	1960 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 332	C Average 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 / Y	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 0	4 Full 1	4 Full 1
1st Sty Area	1210	1114	1232	1112	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	332 288	260 0	280 0	522 0	260 0	348 0
SFLA	1542	1374	1512	1634	1374	1545
Att/Det Gar Sqft				528		
Prior Land	\$12,700					
Prior Total	\$132,000					
Comp Land Estimate	\$16,900	\$17,300	\$16,500	\$20,100	\$17,300	\$15,500
Sale Date		7/1/2020	6/26/2019	5/26/2020	7/10/2019	1/19/2018
Sale Price		\$185,000	\$165,000	\$206,500	\$155,172	\$159,000
Time Adj Sale Price		\$185,000	\$170,500	\$207,200	\$159,900	\$178,700
TADJSP/SQFT		\$134.64	\$112.76	\$126.81	\$116.38	\$115.66
Total Adj Factors	\$89,800	\$86,700	\$85,100	\$97,700	\$79,600	\$84,500
Adjusted Sale Price		\$188,100	\$175,200	\$199,300	\$170,100	\$184,000
Comparable Estimate	\$183,300 (\$118.87/SFLA)					

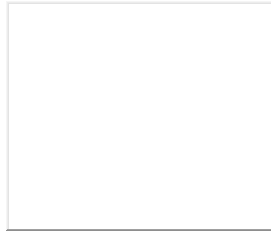


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-14	113.50-5-5	113.34-1-17	113.34-1-42	113.12-1-26	113.08-3-7
Owner	Hawkins, Michelle R	Al Mamun, Abdullah	Castlebrook Developme	Heinold, Taylor M	Bell, Anthony M	Hall, Emily M
Address	39 Rosemead Ln	14 Fair Oaks Ln	29 Sandy Ln	119 Fair elm Ln	3 Marie Ave	29 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 107	50 x 105	60 x 190	75 x 102	50 x 112	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1965 / 0	1969 / 0	1967 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1218	1134	1216	1144	1092
2nd Sty Area	1204	1218	1161	1050	1144	1118
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0	0 0
SFLA	2380	2436	2295	2266	2288	2210
Att/Det Gar Sqft		400	572	273	462	660
Prior Land	\$9,200					
Prior Total	\$122,000					
Comp Land Estimate	\$12,900	\$15,300	\$22,100	\$18,600	\$15,900	\$17,800
Sale Date		9/29/2020	6/15/2020	6/3/2020	12/27/2019	8/11/2020
Sale Price		\$216,000	\$211,000	\$185,000	\$185,000	\$193,500
Time Adj Sale Price		\$216,000	\$211,400	\$185,300	\$187,500	\$193,500
TADJSP/SQFT		\$88.67	\$92.11	\$81.77	\$81.95	\$87.56
Total Adj Factors	\$85,600	\$102,200	\$100,500	\$93,200	\$98,600	\$96,000
Adjusted Sale Price		\$199,400	\$196,500	\$177,700	\$174,500	\$183,100
Comparable Estimate	\$186,200 (\$78.24/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-15	113.34-1-11	113.41-1-30	113.33-1-11	113.42-4-46	113.34-1-25
Owner	Edward, Thomas	Travis, Porsche L	Heller, Kristen A	Silverman, David	Lobosco, Thomas	Kaiser, Matthew S
Address	41 Rosemead Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	95 Constance Ln	55 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	74 x 190	50 x 146	50 x 141	50 x 110	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1959 / 0	1964 / 0	1967 / 0	1965 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	977	1032	1107	1176	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	988	977	1032	1107	1176	960
Att/Det Gar Sqft	352	575	308	280	308	308
Prior Land	\$11,500					
Prior Total	\$90,000					
Comp Land Estimate	\$15,500	\$24,100	\$18,000	\$17,800	\$15,700	\$16,400
Sale Date		9/1/2020	10/26/2020	7/27/2020	1/8/2020	4/15/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$120,000	\$134,900
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$121,200	\$140,300
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$103.06	\$146.15
Total Adj Factors	\$70,400	\$81,700	\$76,200	\$80,700	\$79,800	\$78,400
Adjusted Sale Price		\$143,700	\$154,200	\$154,700	\$111,800	\$132,300
Comparable Estimate	\$139,300 (\$140.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-32	113.42-4-46	113.42-4-33	113.42-1-43	113.50-2-1
Owner	Homac, Richard	Lobosco, Thomas	Kling, John L IV	Sherk, Alicia M	Kulpa, Frances A
Address	42 Rosemead Ln	95 Constance Ln	69 Constance Ln	82 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	58 x 112	50 x 141
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	1965 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
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	1212	1176	1384	1193	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672
SFLA	1212	1176	1384	1193	1248
Att/Det Gar Sqft	392	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$107,900				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$17,600	\$15,700
Sale Date		1/8/2020	4/14/2020	3/25/2020	12/9/2019
Sale Price		\$120,000	\$129,000	\$150,000	\$125,000
Time Adj Sale Price		\$121,200	\$129,600	\$151,000	\$126,700
TADJSP/SQFT		\$103.06	\$93.64	\$126.57	\$101.52
Total Adj Factors	\$83,400	\$79,800	\$82,000	\$83,800	\$76,000
Adjusted Sale Price		\$124,800	\$131,000	\$150,600	\$134,100
Comparable Estimate	\$141,600 (\$116.83/SFLA)				\$80,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-16	113.12-3-7.1	113.12-1-42	113.34-2-40	113.49-1-17
Owner	Orcholski, Craig M	Aronberg, Ricky	Paolini, Michael P	Rosario, Norma I	Khounthy, Sanaxay
Address	45 Rosemead Ln	4 Bink St	7 Bink St	117 Vern Ln	143 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 107	100 x 172	75 x 142	55 x 110	90 x 146
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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1950 / 0	1960 / 0	1963 / 0	1959 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	2.0
Bedrooms	3	4	4	4	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	940	1136	1020	1524	1004
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 468	0 0
SFLA	1521	1704	1530	2343	1757
Att/Det Gar Sqft	294	480	624	400	357
Prior Land	\$12,600				
Prior Total	\$115,000				
Comp Land Estimate	\$16,800	\$27,000	\$21,900	\$17,100	\$24,200
Sale Date		4/29/2020	7/23/2018	4/28/2020	6/18/2019
Sale Price		\$148,000	\$143,500	\$195,000	\$155,000
Time Adj Sale Price		\$148,700	\$156,000	\$196,000	\$160,200
TADJSP/SQFT		\$87.27	\$101.96	\$83.65	\$91.18
Total Adj Factors	\$95,400	\$94,000	\$89,200	\$130,100	\$95,700
Adjusted Sale Price		\$150,100	\$162,200	\$161,300	\$159,900
Comparable Estimate	\$159,600 (\$104.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-31	113.50-5-5	113.34-1-21	113.34-1-17	113.34-1-42
Owner	Brown, George A	Al Mamun, Abdullah	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M
Address	46 Rosemead Ln	14 Fair Oaks Ln	39 Sandy Ln	29 Sandy Ln	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 105	59 x 185	60 x 190	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1967 / 0	1969 / 0	1970 / 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 Yes	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	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
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	1305	1218	1236	1134	1144
2nd Sty Area	1305	1218	1296	1161	1144
Fin Bsmt/Fin Rec Rm	0 650	0 750	0 0	0 0	0 0
SFLA	2610	2436	2532	2295	2288
Att/Det Gar Sqft	528	400	418	572	462
Prior Land	\$11,500				
Prior Total	\$140,000				
Comp Land Estimate	\$15,500	\$15,300	\$21,800	\$22,100	\$15,900
Sale Date		9/29/2020	9/13/2019	6/15/2020	6/3/2020
Sale Price		\$216,000	\$200,000	\$211,000	\$185,000
Time Adj Sale Price		\$216,000	\$204,700	\$211,400	\$185,300
TADJSP/SQFT		\$88.67	\$80.85	\$92.11	\$81.77
Total Adj Factors	\$111,300	\$102,200	\$107,900	\$100,500	\$98,600
Adjusted Sale Price		\$225,100	\$208,100	\$222,200	\$200,200
Comparable Estimate	\$211,800 (\$81.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-17	113.41-1-30	113.34-1-11	113.33-1-11	113.42-4-46
Owner	Voight, Lawrence V	Heller, Kristen A	Travis, Porsche L	Silverman, David	Lobosco, Thomas
Address	49 Rosemead Ln	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 107	50 x 146	74 x 190	50 x 141	50 x 110
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	1965 / 0	1964 / 0	1959 / 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 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	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1019	1032	977	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 712	0 0
SFLA	1019	1032	977	1107	1176
Att/Det Gar Sqft	330	308	575	280	308
Prior Land	\$12,600				
Prior Total	\$87,900				
Comp Land Estimate	\$16,800	\$18,000	\$24,100	\$17,800	\$15,700
Sale Date		10/26/2020	9/1/2020	7/27/2020	1/8/2020
Sale Price		\$160,000	\$155,000	\$165,000	\$120,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$121,200
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$103.06
Total Adj Factors	\$73,000	\$76,200	\$81,700	\$80,700	\$79,800
Adjusted Sale Price		\$156,800	\$146,300	\$157,300	\$114,400
Comparable Estimate	\$142,100 (\$139.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-30	113.42-4-33	113.42-5-27	113.34-2-39	113.42-6-21	113.42-3-13
Owner	Scaglione, Jeffrey	Kling, John L IV	Chudzik, Dennis H	Grzebinski, Alyssa M	Ossont, Keri L	Rieman, Natalie C
Address	50 Rosemead Ln	69 Constance Ln	66 Rosemead Ln	119 Vern Ln	66 Fairelm Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	78 x 107	50 x 110	50 x 107	52 x 110	52 x 100	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	04 Composition	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1611	1384	1476	1323	1336	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	1611	1384	1476	1323	1336	1276
Att/Det Gar Sqft	441	308	322	336	308	308
Prior Land	\$15,200					
Prior Total	\$132,800					
Comp Land Estimate	\$19,400	\$15,700	\$15,500	\$16,300	\$15,400	\$15,700
Sale Date		4/14/2020	12/14/2018	10/18/2019	4/22/2019	8/1/2019
Sale Price		\$129,000	\$144,900	\$156,000	\$154,500	\$145,000
Time Adj Sale Price		\$129,600	\$153,100	\$159,100	\$160,700	\$148,900
TADJSP/SQFT		\$93.64	\$103.73	\$120.26	\$120.28	\$116.69
Total Adj Factors	\$111,800	\$82,000	\$98,000	\$91,800	\$90,000	\$87,000
Adjusted Sale Price		\$159,400	\$166,900	\$179,100	\$182,500	\$173,700
Comparable Estimate	\$172,300 (\$106.95/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-18	113.50-6-8	113.08-3-7	113.34-1-42	113.12-1-26
Owner	Ramadhan, Hatsutaro	Alvarez, Pedro E. Sierra	Hall, Emily M	Heinold, Taylor M	Castlebrook Developme
Address	53 Rosemead Ln	44 Fairelm Ln	29 Wells Ave	119 Fairelm Ln	29 Sandy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 100	55 x 120	75 x 102	60 x 190
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1966 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
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	5	6	6	6
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	1040	1152	1092	1216	1134
2nd Sty Area	1040	864	1118	1050	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2016	2210	2266	2295
Att/Det Gar Sqft	440		660	273	572
Prior Land	\$11,500				
Prior Total	\$120,000				
Comp Land Estimate	\$15,500	\$14,900	\$17,800	\$18,600	\$22,100
Sale Date		3/25/2020	8/11/2020	6/3/2020	6/15/2020
Sale Price		\$149,000	\$193,500	\$185,000	\$211,000
Time Adj Sale Price		\$150,000	\$193,500	\$185,300	\$211,400
TADJSP/SQFT		\$74.40	\$87.56	\$81.77	\$92.11
Total Adj Factors	\$83,000	\$60,200	\$96,000	\$93,200	\$100,500
Adjusted Sale Price		\$172,800	\$180,500	\$175,100	\$193,900
Comparable Estimate	\$178,800 (\$85.96/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-29	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3	113.42-5-42
Owner	Nye William J	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa	Slazak, Marc A
Address	54 Rosemead Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 Vern Ln	4 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 107	60 x 145	54 x 117	52 x 113	54 x 117	50 x 107
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	04 Composition	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 406	C Average 100	C Average 100	C Average 100	C 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 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 1	4 Full 1	4 Full 1
1st Sty Area	1210	1112	1114	1232	1114	1197
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	406 0	522 0	260 0	280 0	260 0	348 0
SFLA	1616	1634	1374	1512	1374	1545
Att/Det Gar Sqft		528				
Prior Land	\$13,400					
Prior Total	\$137,946					
Comp Land Estimate	\$17,500	\$20,100	\$17,300	\$16,500	\$17,300	\$15,500
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019	1/19/2018
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172	\$159,000
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900	\$178,700
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38	\$115.66
Total Adj Factors	\$96,300	\$97,700	\$86,700	\$85,100	\$79,600	\$84,500
Adjusted Sale Price		\$205,800	\$194,600	\$181,700	\$176,600	\$190,500
Comparable Estimate	\$189,800 (\$117.45/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-19	113.41-1-30	113.34-1-11	113.33-1-11	113.42-4-46	113.57-3-23
Owner	Morton Elvin B Jr & W	Heller, Kristen A	Travis, Porsche L	Silverman, David	Lobosco, Thomas	Kehoe, Kim M
Address	57 Rosemead Ln	243 Ludwig Ave	17 Sandy Ln	278 Raymond Ave	95 Constance Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 146	74 x 190	50 x 141	50 x 110	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1959 / 0	1967 / 0	1965 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	2 / 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	1008	1032	977	1107	1176	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 450
SFLA	1008	1032	977	1107	1176	1100
Att/Det Gar Sqft	416	308	575	280	308	260
Prior Land	\$11,500					
Prior Total	\$90,000					
Comp Land Estimate	\$15,500	\$18,000	\$24,100	\$17,800	\$15,700	\$18,700
Sale Date		10/26/2020	9/1/2020	7/27/2020	1/8/2020	9/15/2020
Sale Price		\$160,000	\$155,000	\$165,000	\$120,000	\$145,000
Time Adj Sale Price		\$160,000	\$155,000	\$165,000	\$121,200	\$145,000
TADJSP/SQFT		\$155.04	\$158.65	\$149.05	\$103.06	\$131.82
Total Adj Factors	\$72,300	\$76,200	\$81,700	\$80,700	\$79,800	\$82,300
Adjusted Sale Price		\$156,100	\$145,600	\$156,600	\$113,700	\$135,000
Comparable Estimate	\$141,400 (\$140.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-28	113.42-4-47	113.57-2-22	113.12-1-6	113.34-2-49
Owner	Klein, Robert J	Billups, Gregory A	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C
Address	58 Rosemead Ln	97 Constance Ln	49 Raymond Ave	184 Vern Ln	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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 107	52 x 110	60 x 145	54 x 117	52 x 113
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	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1960 / 0	1960 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 464	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 1	4 Full 0	4 Full 2	4 Full 1
1st Sty Area	1456	1536	1112	1114	1232
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	464 0	715 300	522 0	260 0	280 0
SFLA	1920	2251	1634	1374	1512
Att/Det Gar Sqft			528		
Prior Land	\$13,700				
Prior Total	\$145,333				
Comp Land Estimate	\$18,000	\$16,300	\$20,100	\$17,300	\$16,500
Sale Date		5/29/2020	5/26/2020	7/1/2020	6/26/2019
Sale Price		\$203,000	\$206,500	\$185,000	\$165,000
Time Adj Sale Price		\$203,700	\$207,200	\$185,000	\$170,500
TADJSP/SQFT		\$90.49	\$126.81	\$134.64	\$112.76
Total Adj Factors	\$105,200	\$121,600	\$97,700	\$86,700	\$85,100
Adjusted Sale Price		\$187,300	\$214,700	\$203,500	\$190,600
Comparable Estimate	\$196,300 (\$102.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-20	113.34-1-11	113.41-1-30	113.33-1-11	113.42-4-46
Owner	Raczyk, Bernard J Jr	Travis, Porsche L	Heller, Kristen A	Silverman, David	Lobosco, Thomas
Address	61 Rosemead Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	74 x 190	50 x 146	50 x 141	50 x 110
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	1963 / 0	1959 / 0	1964 / 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 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	3	3	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	988	977	1032	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	988	977	1032	1107	1176
Att/Det Gar Sqft	360	575	308	280	308
Prior Land	\$11,500				
Prior Total	\$87,900				
Comp Land Estimate	\$15,500	\$24,100	\$18,000	\$17,800	\$15,700
Sale Date		9/1/2020	10/26/2020	7/27/2020	1/8/2020
Sale Price		\$155,000	\$160,000	\$165,000	\$120,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$121,200
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$103.06
Total Adj Factors	\$69,600	\$81,700	\$76,200	\$80,700	\$79,800
Adjusted Sale Price		\$142,900	\$153,400	\$153,900	\$111,000
Comparable Estimate	\$138,700 (\$140.38/SFLA)				\$82,300

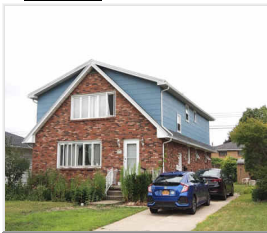
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-21	113.42-4-33	113.42-3-13	113.34-2-39	113.50-2-1
Owner	Rogala, Mark J	Kling, John L IV	Rieman, Natalie C	Grzebinski, Alyssa M	Kulpa, Frances A
Address	65 Rosemead Ln	69 Constance Ln	60 Constance Ln	119 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	52 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1963 / 0	1963 / 0	1961 / 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 90
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	3	3
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	1373	1384	1276	1323	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672
SFLA	1373	1384	1276	1323	1248
Att/Det Gar Sqft	330	308	308	336	308
Prior Land	\$11,500				
Prior Total	\$115,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$16,300	\$15,700
Sale Date		4/14/2020	8/1/2019	10/18/2019	12/9/2019
Sale Price		\$129,000	\$145,000	\$156,000	\$125,000
Time Adj Sale Price		\$129,600	\$148,900	\$159,100	\$126,700
TADJSP/SQFT		\$93.64	\$116.69	\$120.26	\$101.52
Total Adj Factors	\$92,300	\$82,000	\$87,000	\$91,800	\$76,000
Adjusted Sale Price		\$139,900	\$154,200	\$159,600	\$143,000
Comparable Estimate	\$151,900 (\$110.63/SFLA)				\$90,000 \$163,000



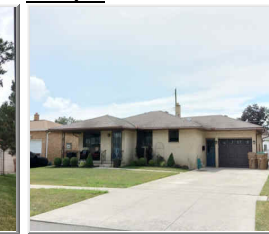
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-5-27	113.42-4-33	113.42-5-27	113.42-6-21	113.34-2-39	113.42-3-13
Owner	Chudzik, Dennis H	Kling, John L IV	Chudzik, Dennis H	Ossont, Keri L	Grzebinski, Alyssa M	Rieman, Natalie C
Address	66 Rosemead Ln	69 Constance Ln	66 Rosemead Ln	66 Fairelm Ln	119 Vern Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 107	52 x 100	52 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1476	1384	1476	1336	1323	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1476	1384	1476	1336	1323	1276
Att/Det Gar Sqft	322	308	322	308	336	308
Prior Land	\$11,500					
Prior Total	\$120,000					
Comp Land Estimate	\$15,500	\$15,700	\$15,500	\$15,400	\$16,300	\$15,700
Sale Date		4/14/2020	12/14/2018	4/22/2019	10/18/2019	8/1/2019
Sale Price		\$129,000	\$144,900	\$154,500	\$156,000	\$145,000
Time Adj Sale Price		\$129,600	\$153,100	\$160,700	\$159,100	\$148,900
TADJSP/SQFT		\$93.64	\$103.73	\$120.28	\$120.26	\$116.69
Total Adj Factors	\$100,200	\$82,000	\$98,000	\$90,000	\$91,800	\$87,000
Adjusted Sale Price		\$147,800	\$155,300	\$170,900	\$167,500	\$162,100
Comparable Estimate	\$160,700 (\$108.88/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
Print Key	113.42-4-22	113.42-4-33	113.42-3-13	113.50-2-1	113.34-2-39
Owner	Villone, Edmond J	Kling, John L IV	Rieman, Natalie C	Kulpa, Frances A	Grzebinski, Alyssa M
Address	69 Rosemead Ln	69 Constance Ln	60 Constance Ln	40 Joanne Ln	119 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 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 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	1347	1384	1276	1248	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 666	0 0	0 0	0 672	0 0
SFLA	1347	1384	1276	1248	1323
Att/Det Gar Sqft	330	308	308	308	336
Prior Land	\$11,500				
Prior Total	\$124,500				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$16,300
Sale Date		4/14/2020	8/1/2019	12/9/2019	10/18/2019
Sale Price		\$129,000	\$145,000	\$125,000	\$156,000
Time Adj Sale Price		\$129,600	\$148,900	\$126,700	\$159,100
TADJSP/SQFT		\$93.64	\$116.69	\$101.52	\$120.26
Total Adj Factors	\$92,600	\$82,000	\$87,000	\$76,000	\$91,800
Adjusted Sale Price		\$140,200	\$154,500	\$143,300	\$159,900
Comparable Estimate	\$152,200 (\$112.99/SFLA)				\$90,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-26	113.42-4-46	113.50-2-1	113.42-4-33	113.50-6-10
Owner	Piskorz, Gerald M	Lobosco, Thomas	Kulpa, Frances A	Kling, John L IV	Sherk, Alicia M
Address	70 Rosemead Ln	95 Constance Ln	40 Joanne Ln	69 Constance Ln	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	58 x 112
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	1964 / 0	1965 / 0	1961 / 0	1963 / 0	1957 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
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	1212	1176	1248	1384	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0
SFLA	1212	1176	1248	1384	1193
Att/Det Gar Sqft	336	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$110,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$17,600
Sale Date		1/8/2020	12/9/2019	4/14/2020	3/25/2020
Sale Price		\$120,000	\$125,000	\$129,000	\$150,000
Time Adj Sale Price		\$121,200	\$126,700	\$129,600	\$151,000
TADJSP/SQFT		\$103.06	\$101.52	\$93.64	\$126.57
Total Adj Factors	\$85,700	\$79,800	\$76,000	\$82,000	\$83,800
Adjusted Sale Price		\$127,100	\$136,400	\$133,300	\$152,900
Comparable Estimate	\$143,600 (\$118.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-23	113.50-5-5	113.34-1-21	113.34-1-17	113.34-1-42
Owner	Buttino, Dominic T	Al Mamun, Abdullah	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M
Address	73 Rosemead Ln	14 Fair Oaks Ln	39 Sandy Ln	29 Sandy Ln	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 105	59 x 185	60 x 190	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1965 / 0	1967 / 0	1969 / 0	1970 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6
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	1305	1218	1236	1134	1144
2nd Sty Area	1305	1218	1296	1161	1144
Fin Bsmt/Fin Rec Rm	0 464	0 750	0 0	0 0	0 0
SFLA	2610	2436	2532	2295	2288
Att/Det Gar Sqft		400	418	572	462
Prior Land	\$11,500				
Prior Total	\$150,000				
Comp Land Estimate	\$15,500	\$15,300	\$21,800	\$22,100	\$18,600
Sale Date		9/29/2020	9/13/2019	6/15/2020	6/3/2020
Sale Price		\$216,000	\$200,000	\$211,000	\$185,000
Time Adj Sale Price		\$216,000	\$204,700	\$211,400	\$185,300
TADJSP/SQFT		\$88.67	\$80.85	\$92.11	\$81.77
Total Adj Factors	\$103,200	\$102,200	\$107,900	\$100,500	\$93,200
Adjusted Sale Price		\$217,000	\$200,000	\$214,100	\$195,300
Comparable Estimate	\$203,700 (\$78.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-25	113.34-1-11	113.41-1-30	113.33-1-11	113.42-4-46
Owner	Cipolla, Steven J III	Travis, Porsche L	Heller, Kristen A	Silverman, David	Lobosco, Thomas
Address	74 Rosemead Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	74 x 190	50 x 146	50 x 141	50 x 110
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	1965 / 0	1959 / 0	1964 / 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 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	3	3	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	960	977	1032	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 250
SFLA	960	977	1032	1107	1176
Att/Det Gar Sqft	260	575	308	280	308
Prior Land	\$11,500				
Prior Total	\$83,900				
Comp Land Estimate	\$15,500	\$24,100	\$18,000	\$17,800	\$15,700
Sale Date		9/1/2020	10/26/2020	7/27/2020	1/8/2020
Sale Price		\$155,000	\$160,000	\$165,000	\$120,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$121,200
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$103.06
Total Adj Factors	\$66,900	\$81,700	\$76,200	\$80,700	\$79,800
Adjusted Sale Price		\$140,200	\$150,700	\$151,200	\$108,300
Comparable Estimate	\$139,900 (\$145.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-4-24	113.42-4-27	113.42-3-26	113.42-4-30	113.34-1-2
Owner	Kalb, Richard A Jr	Buziak, Kimberly L	Brusehaber, Scott M	Accurso, Robert D	Ferrentino, Bryan
Address	77 Rosemead Ln	57 Constance Ln	63 Joanne Ln	63 Constance Ln	91 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	56 x 227
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1964 / 0	1959 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
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 / 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	1238	1248	1148	1272	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 624	0 0	0 400	0 1272	0 0
SFLA	1238	1248	1148	1272	1193
Att/Det Gar Sqft	350	308	330	308	440
Prior Land	\$11,500				
Prior Total	\$106,900				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$22,100
Sale Date		5/18/2020	8/18/2020	11/18/2019	5/4/2020
Sale Price		\$165,000	\$175,000	\$185,000	\$166,000
Time Adj Sale Price		\$165,600	\$175,000	\$188,100	\$166,600
TADJSP/SQFT		\$132.69	\$152.44	\$147.88	\$139.65
Total Adj Factors	\$95,600	\$97,900	\$92,800	\$104,800	\$101,900
Adjusted Sale Price		\$163,300	\$177,800	\$178,900	\$160,300
Comparable Estimate	\$169,700 (\$137.08/SFLA)				\$102,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-24	113.42-4-27	113.42-3-26	113.42-4-30	113.42-1-2
Owner	Christopher, Dennis W	Buziak, Kimberly L	Brusehaber, Scott M	Accurso, Robert D	Ferrentino, Bryan
Address	78 Rosemead Ln	57 Constance Ln	63 Joanne Ln	63 Constance Ln	91 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	56 x 227
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1965 / 0	1964 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	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 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1222	1248	1148	1272	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 400	0 1272	0 612
SFLA	1222	1248	1148	1272	1193
Att/Det Gar Sqft	322	308	330	308	322
Prior Land	\$11,500				
Prior Total	\$121,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$17,700
Sale Date		5/18/2020	8/18/2020	11/18/2019	5/4/2020
Sale Price		\$165,000	\$175,000	\$185,000	\$166,000
Time Adj Sale Price		\$165,600	\$175,000	\$188,100	\$166,600
TADJSP/SQFT		\$132.69	\$152.44	\$147.88	\$139.65
Total Adj Factors	\$94,200	\$97,900	\$92,800	\$104,800	\$101,900
Adjusted Sale Price		\$161,900	\$176,400	\$177,500	\$158,900
Comparable Estimate	\$168,300 (\$137.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.42-4-25	113.50-2-1	113.42-4-33	113.42-3-13	113.42-4-46	113.42-1-43
Owner	Tomaszewski Timothy	Kulpa, Frances A	Kling, John L IV	Rieman, Natalie C	Lobosco, Thomas	Sherk, Alicia M
Address	81 Rosemead Ln	40 Joanne Ln	69 Constance Ln	60 Constance Ln	95 Constance Ln	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 107	50 x 110	50 x 110	50 x 110	50 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1966 / 0	1961 / 0	1963 / 0	1963 / 0	1965 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 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	1 / 0
Bsmt 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	1248	1384	1276	1176	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1248	0 672	0 0	0 0	0 0	0 0
SFLA	1248	1248	1384	1276	1176	1193
Att/Det Gar Sqft	700	308	308	308	308	308
Prior Land	\$12,600					
Prior Total	\$110,000					
Comp Land Estimate	\$16,800	\$15,700	\$15,700	\$15,700	\$15,700	\$17,600
Sale Date		12/9/2019	4/14/2020	8/1/2019	1/8/2020	3/25/2020
Sale Price		\$125,000	\$129,000	\$145,000	\$120,000	\$150,000
Time Adj Sale Price		\$126,700	\$129,600	\$148,900	\$121,200	\$151,000
TADJSP/SQFT		\$101.52	\$93.64	\$116.69	\$103.06	\$126.57
Total Adj Factors	\$93,000	\$76,000	\$82,000	\$87,000	\$79,800	\$83,800
Adjusted Sale Price		\$143,700	\$140,600	\$154,900	\$134,400	\$160,200
Comparable Estimate	\$146,800 (\$117.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.42-5-23	113.42-4-33	113.42-6-21	113.42-3-13	113.50-2-1
Owner	Tabaczynski, Arthur F	Kling, John L IV	Ossont, Keri L	Rieman, Natalie C	Kulpa, Frances A
Address	82 Rosemead Ln	69 Constance Ln	66 Fairelm Ln	60 Constance Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 107	50 x 110	52 x 100	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1963 / 0	1963 / 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 90
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	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
1st Sty Area	1392	1384	1336	1276	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672
SFLA	1392	1384	1336	1276	1248
Att/Det Gar Sqft	280	308	308	308	308
Prior Land	\$12,600				
Prior Total	\$111,900				
Comp Land Estimate	\$16,800	\$15,700	\$15,400	\$15,700	\$16,300
Sale Date		4/14/2020	4/22/2019	8/1/2019	12/9/2019
Sale Price		\$129,000	\$154,500	\$145,000	\$125,000
Time Adj Sale Price		\$129,600	\$160,700	\$148,900	\$126,700
TADJSP/SQFT		\$93.64	\$120.28	\$116.69	\$101.52
Total Adj Factors	\$88,200	\$82,000	\$90,000	\$87,000	\$76,000
Adjusted Sale Price		\$135,800	\$158,900	\$150,100	\$138,900
Comparable Estimate	\$147,800 (\$106.18/SFLA)				

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-4-1	113.50-2-1	113.42-4-46	113.42-4-33	113.42-1-43	113.42-3-13
Owner	Drechsel Raymond J	Kulpa, Frances A	Lobosco, Thomas	Kling, John L IV	Sherk, Alicia M	Rieman, Natalie C
Address	85 Rosemead Ln	40 Joanne Ln	95 Constance Ln	69 Constance Ln	82 Vern Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 107	50 x 110	50 x 110	50 x 110	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1961 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	1248	1176	1384	1193	1276
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 672	0 0	0 0	0 0	0 0
SFLA	1220	1248	1176	1384	1193	1276
Att/Det Gar Sqft	294	308	308	308	308	308
Prior Land	\$12,600					
Prior Total	\$107,900					
Comp Land Estimate	\$16,800	\$15,700	\$15,700	\$15,700	\$17,600	\$15,700
Sale Date		12/9/2019	1/8/2020	4/14/2020	3/25/2020	8/1/2019
Sale Price		\$125,000	\$120,000	\$129,000	\$150,000	\$145,000
Time Adj Sale Price		\$126,700	\$121,200	\$129,600	\$151,000	\$148,900
TADJSP/SQFT		\$101.52	\$103.06	\$93.64	\$126.57	\$116.69
Total Adj Factors	\$83,400	\$76,000	\$79,800	\$82,000	\$83,800	\$87,000
Adjusted Sale Price		\$134,100	\$124,800	\$131,000	\$150,600	\$145,300
Comparable Estimate	\$137,200 (\$112.46/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-5-17	113.50-6-10	113.42-4-46	113.33-1-11	113.42-1-43	113.50-2-1
Owner	Roman, Jeremy M	Taton, Edward C	Lobosco, Thomas	Silverman, David	Sherk, Alicia M	Kulpa, Frances A
Address	86 Rosemead Ln	30 Fairelm Ln	95 Constance Ln	278 Raymond Ave	82 Vern Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 107	55 x 110	50 x 110	50 x 141	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 0	1967 / 0	1957 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	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	1160	1160	1176	1107	1193	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 712	0 0	0 672
SFLA	1160	1160	1176	1107	1193	1248
Att/Det Gar Sqft	308	308	308	280	308	308
Prior Land	\$12,600					
Prior Total	\$101,900					
Comp Land Estimate	\$16,800	\$17,100	\$15,700	\$17,800	\$17,600	\$15,700
Sale Date		9/27/2019	1/8/2020	7/27/2020	3/25/2020	12/9/2019
Sale Price		\$159,900	\$120,000	\$165,000	\$150,000	\$125,000
Time Adj Sale Price		\$163,700	\$121,200	\$165,000	\$151,000	\$126,700
TADJSP/SQFT		\$141.12	\$103.06	\$149.05	\$126.57	\$101.52
Total Adj Factors	\$80,400	\$81,300	\$79,800	\$80,700	\$83,800	\$76,000
Adjusted Sale Price		\$162,800	\$121,800	\$164,700	\$147,600	\$131,100
Comparable Estimate	\$145,600 (\$125.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-4-2	113.42-4-33	113.50-2-1	113.42-3-13	113.34-2-39
Owner	Zamrok, Irene K	Kling, John L IV	Kulpa, Frances A	Rieman, Natalie C	Grzebinski, Alyssa M
Address	89 Rosemead Ln	69 Constance Ln	40 Joanne Ln	60 Constance Ln	119 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1961 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	1.0	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	1304	1384	1248	1276	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0
SFLA	1304	1384	1248	1276	1323
Att/Det Gar Sqft	308	308	308	308	336
Prior Land	\$11,500				
Prior Total	\$113,900				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$16,300
Sale Date		4/14/2020	12/9/2019	8/1/2019	10/18/2019
Sale Price		\$129,000	\$125,000	\$145,000	\$156,000
Time Adj Sale Price		\$129,600	\$126,700	\$148,900	\$159,100
TADJSP/SQFT		\$93.64	\$101.52	\$116.69	\$120.26
Total Adj Factors	\$87,200	\$82,000	\$76,000	\$87,000	\$91,800
Adjusted Sale Price		\$134,800	\$137,900	\$149,100	\$154,500
Comparable Estimate	\$146,800 (\$112.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-5-16	113.42-4-46	113.50-6-10	113.42-1-43	113.33-1-11
Owner	Gierlach, Gerald	Lobosco, Thomas	Taton, Edward C	Sherk, Alicia M	Silverman, David
Address	90 Rosemead Ln	95 Constance Ln	30 Fairelm Ln	82 Vern Ln	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	55 x 110	58 x 112	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1965 / 0	1957 / 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 90
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	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	1176	1176	1160	1193	1107
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 712
SFLA	1176	1176	1160	1193	1107
Att/Det Gar Sqft	308	308	308	308	280
Prior Land	\$11,500				
Prior Total	\$101,900				
Comp Land Estimate	\$15,500	\$15,700	\$17,100	\$17,600	\$17,800
Sale Date		1/8/2020	9/27/2019	3/25/2020	7/27/2020
Sale Price		\$120,000	\$159,900	\$150,000	\$165,000
Time Adj Sale Price		\$121,200	\$163,700	\$151,000	\$165,000
TADJSP/SQFT		\$103.06	\$141.12	\$126.57	\$149.05
Total Adj Factors	\$78,600	\$79,800	\$81,300	\$83,800	\$80,700
Adjusted Sale Price		\$120,000	\$161,000	\$145,800	\$162,900
Comparable Estimate	\$143,800 (\$122.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-4-3	113.42-4-33	113.50-2-1	113.42-3-13	113.42-6-21
Owner	Puccio, Joseph	Kling, John L IV	Kulpa, Frances A	Rieman, Natalie C	Ossont, Keri L
Address	93 Rosemead Ln	69 Constance Ln	40 Joanne Ln	60 Constance Ln	66 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	52 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1961 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	1.0	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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1390	1384	1248	1276	1336
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0
SFLA	1390	1384	1248	1276	1336
Att/Det Gar Sqft	308	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$115,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$15,400
Sale Date		4/14/2020	12/9/2019	8/1/2019	4/22/2019
Sale Price		\$129,000	\$125,000	\$145,000	\$154,500
Time Adj Sale Price		\$129,600	\$126,700	\$148,900	\$159,100
TADJSP/SQFT		\$93.64	\$101.52	\$116.69	\$120.28
Total Adj Factors	\$91,700	\$82,000	\$76,000	\$87,000	\$90,000
Adjusted Sale Price		\$139,300	\$142,400	\$153,600	\$162,400
Comparable Estimate	\$151,300 (\$108.85/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-5-15	113.42-4-33	113.42-6-21	113.42-3-13	113.50-2-1	113.42-5-27
Owner	Burzynski Thaddeus D	Kling, John L IV	Ossont, Keri L	Rieman, Natalie C	Kulpa, Frances A	Chudzik, Dennis H
Address	94 Rosemead Ln	69 Constance Ln	66 Fairelm Ln	60 Constance Ln	40 Joanne Ln	66 Rosemead Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 110	52 x 100	50 x 110	50 x 110	50 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1965 / 0	1963 / 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 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 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	4 Full 0
1st Sty Area	1418	1384	1336	1276	1248	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672	0 0
SFLA	1418	1384	1336	1276	1248	1476
Att/Det Gar Sqft	280	308	308	308	308	322
Prior Land	\$11,500					
Prior Total	\$116,900					
Comp Land Estimate	\$15,500	\$15,700	\$15,400	\$15,700	\$15,700	\$15,500
Sale Date		4/14/2020	4/22/2019	8/1/2019	12/9/2019	12/14/2018
Sale Price		\$129,000	\$154,500	\$145,000	\$125,000	\$144,900
Time Adj Sale Price		\$129,600	\$160,700	\$148,900	\$126,700	\$153,100
TADJSP/SQFT		\$93.64	\$120.28	\$116.69	\$101.52	\$103.73
Total Adj Factors	\$92,200	\$82,000	\$90,000	\$87,000	\$76,000	\$98,000
Adjusted Sale Price		\$139,800	\$162,900	\$154,100	\$142,900	\$147,300
Comparable Estimate	\$149,400 (\$105.36/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-4-4	113.42-4-33	113.50-2-1	113.42-3-13	113.42-4-46
Owner	Cwiklinski, Dorothy M	Kling, John L IV	Kulpa, Frances A	Rieman, Natalie C	Lobosco, Thomas
Address	97 Rosemead Ln	69 Constance Ln	40 Joanne Ln	60 Constance Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	50 x 110	50 x 110	55 x 110
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	1965 / 0	1963 / 0	1961 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	1.0	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	1288	1384	1248	1276	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 672	0 0	0 0
SFLA	1288	1384	1248	1276	1176
Att/Det Gar Sqft	360	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$108,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,700	\$15,700	\$17,100
Sale Date		4/14/2020	12/9/2019	8/1/2019	1/8/2020
Sale Price		\$129,000	\$125,000	\$145,000	\$120,000
Time Adj Sale Price		\$129,600	\$126,700	\$148,900	\$121,200
TADJSP/SQFT		\$93.64	\$101.52	\$116.69	\$103.06
Total Adj Factors	\$85,100	\$82,000	\$76,000	\$87,000	\$79,800
Adjusted Sale Price		\$132,700	\$135,800	\$147,000	\$126,500
Comparable Estimate	\$141,900 (\$110.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-5-14	113.42-6-22	113.79-3-1	113.12-3-7.1	113.50-8-10
Owner	Ostrowski Joseph F	Shepard, Joseph	Binko, Richard S	Aronberg, Ricky	Wagner, Michael N
Address	98 Rosemead Ln	64 Fairelm Ln	117 Cayuga Creek Rd	4 Bink St	31 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	53 x 100	91 x 436	100 x 172	55 x 110
Building Style	05 Colonial	14 Unknown	05 Colonial	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1996 / 0	1950 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
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	1 / N
Stories	2.0	2.0	2.0	1.5	1.0
Bedrooms	4	6	3	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 1
1st Sty Area	784	1336	846	1136	1820
2nd Sty Area	1108	704	666	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	0 0	0 0	0 750
SFLA	1892	2040	1512	1704	1820
Att/Det Gar Sqft	280	308	483	480	330
Prior Land	\$11,500				
Prior Total	\$126,900				
Comp Land Estimate	\$15,500	\$15,700	\$28,500	\$27,000	\$17,100
					\$16,300
Sale Date		5/11/2020	8/8/2019	4/29/2020	6/7/2018
Sale Price		\$175,000	\$190,000	\$148,000	\$153,500
Time Adj Sale Price		\$175,600	\$195,100	\$148,700	\$167,800
TADJSP/SQFT		\$86.08	\$129.03	\$87.27	\$92.20
					\$90.49
Total Adj Factors	\$92,000	\$107,300	\$112,800	\$94,000	\$119,800
Adjusted Sale Price		\$160,300	\$174,300	\$146,700	\$140,000
					\$121,600
Comparable Estimate	\$159,100 (\$84.09/SFLA)				\$174,100

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-4-5	113.41-1-30	113.33-1-11	113.34-1-11	113.57-3-23	113.50-6-10
Owner	Olejniczak, Barbara A	Heller, Kristen A	Silverman, David	Travis, Porsche L	Kehoe, Kim M	Taton, Edward C
Address	101 Rosemead Ln	243 Ludwig Ave	278 Raymond Ave	17 Sandy Ln	24 Vern Ln	30 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 107	50 x 146	50 x 141	74 x 190	69 x 110	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1964 / 0	1967 / 0	1959 / 0	1957 / 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 No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1032	1107	977	1100	1160
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 450	0 250
SFLA	1008	1032	1107	977	1100	1160
Att/Det Gar Sqft	368	308	280	575	260	308
Prior Land	\$11,500					
Prior Total	\$95,000					
Comp Land Estimate	\$15,500	\$18,000	\$17,800	\$24,100	\$18,700	\$17,100
Sale Date		10/26/2020	7/27/2020	9/1/2020	9/15/2020	9/27/2019
Sale Price		\$160,000	\$165,000	\$155,000	\$145,000	\$159,900
Time Adj Sale Price		\$160,000	\$165,000	\$155,000	\$145,000	\$163,700
TADJSP/SQFT		\$155.04	\$149.05	\$158.65	\$131.82	\$141.12
Total Adj Factors	\$70,700	\$76,200	\$80,700	\$81,700	\$82,300	\$81,300
Adjusted Sale Price		\$154,500	\$155,000	\$144,000	\$133,400	\$153,100
Comparable Estimate	\$148,000 (\$146.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-5-13	113.42-4-33	113.42-6-21	113.50-2-1	113.42-3-13
Owner	Blamowski, Renee	Kling, John L IV	Ossont, Keri L	Kulpa, Frances A	Rieman, Natalie C
Address	102 Rosemead Ln	69 Constance Ln	66 Fairelm Ln	40 Joanne Ln	60 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	50 x 110	52 x 100	50 x 110	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1961 / 0	1963 / 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 90	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 / 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
1st Sty Area	1392	1384	1336	1248	1276
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 672	0 0
SFLA	1392	1384	1336	1248	1276
Att/Det Gar Sqft	280	308	308	308	308
Prior Land	\$11,500				
Prior Total	\$115,000				
Comp Land Estimate	\$15,500	\$15,700	\$15,400	\$15,700	\$16,300
Sale Date		4/14/2020	4/22/2019	12/9/2019	8/1/2019
Sale Price		\$129,000	\$154,500	\$125,000	\$145,000
Time Adj Sale Price		\$129,600	\$160,700	\$126,700	\$148,900
TADJSP/SQFT		\$93.64	\$120.28	\$101.52	\$116.69
Total Adj Factors	\$89,400	\$82,000	\$90,000	\$76,000	\$87,000
Adjusted Sale Price		\$137,000	\$160,100	\$140,100	\$151,300
Comparable Estimate	\$149,000 (\$107.04/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-4-6	113.57-2-22	113.12-1-6	113.34-2-49	113.12-1-3
Owner	Ruda Mariann	Andrews, Christopher	Gervasio, Jeremy	Girling, Ariana C	Leone, Teresa
Address	105 Rosemead Ln	49 Raymond Ave	184 Vern Ln	97 Vern Ln	172 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 107	60 x 145	54 x 117	52 x 113	54 x 117
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	04 Composition	04 Composition	04 Composition
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1960 / 0	1963 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 361	C Average 100	C Average 100	C 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 / Y	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 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 0	4 Full 2	4 Full 1	4 Full 1
1st Sty Area	1242	1112	1114	1232	1114
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	361 0	522 0	260 0	280 0	260 0
SFLA	1603	1634	1374	1512	1374
Att/Det Gar Sqft		528			
Prior Land	\$12,600				
Prior Total	\$134,958				
Comp Land Estimate	\$16,800	\$20,100	\$17,300	\$16,500	\$17,300
Sale Date		5/26/2020	7/1/2020	6/26/2019	7/10/2019
Sale Price		\$206,500	\$185,000	\$165,000	\$155,172
Time Adj Sale Price		\$207,200	\$185,000	\$170,500	\$159,900
TADJSP/SQFT		\$126.81	\$134.64	\$112.76	\$116.38
Total Adj Factors	\$92,700	\$97,700	\$86,700	\$85,100	\$79,600
Adjusted Sale Price		\$202,200	\$191,000	\$178,100	\$173,000
Comparable Estimate	\$186,200 (\$116.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-5-12	113.50-6-10	113.42-4-46	113.33-1-11	113.50-2-1
Owner	Cacciotti, Enrico	Taton, Edward C	Lobosco, Thomas	Silverman, David	Kulpa, Frances A
Address	106 Rosemead Ln	30 Fairelm Ln	95 Constance Ln	278 Raymond Ave	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 107	55 x 110	50 x 110	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1965 / 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 90
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	1 / 0	1 / 0	1 / 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	1160	1176	1107	1248
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 712	0 672
SFLA	1176	1160	1176	1107	1248
Att/Det Gar Sqft		308	308	280	308
Prior Land	\$11,500				
Prior Total	\$100,000				
Comp Land Estimate	\$15,500	\$17,100	\$15,700	\$17,800	\$15,700
Sale Date		9/27/2019	1/8/2020	7/27/2020	12/9/2019
Sale Price		\$159,900	\$120,000	\$165,000	\$125,000
Time Adj Sale Price		\$163,700	\$121,200	\$165,000	\$126,700
TADJSP/SQFT		\$141.12	\$103.06	\$149.05	\$101.52
Total Adj Factors	\$72,900	\$81,300	\$79,800	\$80,700	\$76,000
Adjusted Sale Price		\$155,300	\$114,300	\$157,200	\$123,600
Comparable Estimate	\$138,100 (\$117.43/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-4-7	113.42-6-22	113.42-4-47	113.79-3-1	114.17-5-4	113.34-2-40
Owner	Golebiowski, Helena	Shepard, Joseph	Billups, Gregory A	Binko, Richard S	Jacobs, Aronezz	Rosario, Norma I
Address	109 Rosemead Ln	64 Fairelm Ln	97 Constance Ln	117 Cayuga Creek Rd	18 Rushford Ln	117 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	124	122
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 107	53 x 100	52 x 110	91 x 436	62 x 124	55 x 110
Building Style	05 Colonial	14 Unknown	03 Split level	05 Colonial	05 Colonial	04 Cape cod
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1963 / 0	1996 / 0	1986 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	1.0	2.0	2.0	1.7
Bedrooms	5	6	3	3	4	4
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 1	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1064	1336	1536	846	1234	1524
2nd Sty Area	1092	704	0	666	1140	0
Fin Bsmt/Fin Rec Rm	0 0	0 1200	715 300	0 0	0 0	0 468
SFLA	2156	2040	2251	1512	2374	2343
Att/Det Gar Sqft	378	308		483	264	
Prior Land	\$12,600					
Prior Total	\$136,950					
Comp Land Estimate	\$16,800	\$15,700	\$16,300	\$28,500	\$26,500	\$17,100
Sale Date		5/11/2020	5/29/2020	8/8/2019	8/27/2020	4/28/2020
Sale Price		\$175,000	\$203,000	\$190,000	\$273,000	\$195,000
Time Adj Sale Price		\$175,600	\$203,700	\$195,100	\$273,000	\$196,000
TADJSP/SQFT		\$86.08	\$90.49	\$129.03	\$115.00	\$83.65
Total Adj Factors	\$104,300	\$107,300	\$121,600	\$112,800	\$170,300	\$130,100
Adjusted Sale Price		\$172,600	\$186,400	\$186,600	\$207,000	\$170,200
Comparable Estimate	\$184,600 (\$85.62/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.50-5-11	113.42-4-33	113.42-6-21	113.50-2-1	113.42-3-13	113.65-3-13
Owner	Rusek Paul J &	Kling, John L IV	Ossont, Keri L	Kulpa, Frances A	Rieman, Natalie C	Widelski, Diane
Address	110 Rosemead Ln	69 Constance Ln	66 Fairelm Ln	40 Joanne Ln	60 Constance Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 107	50 x 110	52 x 100	50 x 110	50 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1963 / 0	1965 / 0	1961 / 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 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1416	1384	1336	1248	1276	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 672	0 0	0 960
SFLA	1416	1384	1336	1248	1276	1428
Att/Det Gar Sqft	598	308	308	308	308	352
Prior Land	\$13,200					
Prior Total	\$115,000					
Comp Land Estimate	\$17,400	\$15,700	\$15,400	\$15,700	\$15,700	\$18,200
Sale Date		4/14/2020	4/22/2019	12/9/2019	8/1/2019	6/12/2020
Sale Price		\$129,000	\$154,500	\$125,000	\$145,000	\$170,000
Time Adj Sale Price		\$129,600	\$160,700	\$126,700	\$148,900	\$170,300
TADJSP/SQFT		\$93.64	\$120.28	\$101.52	\$116.69	\$119.26
Total Adj Factors	\$97,500	\$82,000	\$90,000	\$76,000	\$87,000	\$101,300
Adjusted Sale Price		\$145,100	\$168,200	\$148,200	\$159,400	\$166,500
Comparable Estimate	\$157,500 (\$111.23/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.50-4-8	113.50-6-8	113.08-3-7	113.50-5-5	113.34-1-42
Owner	Jason, Timothy	Alvarez, Pedro E. Sierra	Hall, Emily M	Al Mamun, Abdullah	Heinold, Taylor M
Address	113 Rosemead Ln	44 Fairelm Ln	29 Wells Ave	14 Fair Oaks Ln	119 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	108 x 110	50 x 100	55 x 120	50 x 105	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1966 / 0	1965 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	5	6	6	6
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	4 Full 0
1st Sty Area	1022	1152	1092	1218	1216
2nd Sty Area	1050	864	1118	1218	1050
Fin Bsmt/Fin Rec Rm	0 505	0 0	0 0	0 750	0 0
SFLA	2072	2016	2210	2436	2266
Att/Det Gar Sqft	528		660	400	273
Prior Land	\$18,900				
Prior Total	\$136,000				
Comp Land Estimate	\$23,200	\$14,900	\$17,800	\$15,300	\$18,600
Sale Date		3/25/2020	8/11/2020	9/29/2020	6/3/2020
Sale Price		\$149,000	\$193,500	\$216,000	\$185,000
Time Adj Sale Price		\$150,000	\$193,500	\$216,000	\$185,300
TADJSP/SQFT		\$74.40	\$87.56	\$88.67	\$81.77
Total Adj Factors	\$101,300	\$60,200	\$96,000	\$102,200	\$93,200
Adjusted Sale Price		\$191,100	\$198,800	\$215,100	\$193,400
Comparable Estimate	\$202,100 (\$97.54/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-4	113.34-1-11	113.41-1-30	113.33-1-11	113.42-1-43	113.41-2-11
Owner	Giglia Joseph P &	Travis, Porsche L	Heller, Kristen A	Silverman, David	Sherk, Alicia M	Yetman, Carissa M
Address	1 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	149 x 85	74 x 190	50 x 146	50 x 141	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1959 / 0	1964 / 0	1967 / 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 90
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 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	977	977	1032	1107	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	977	977	1032	1107	1193	1104
Att/Det Gar Sqft	325	575	308	280	308	336
Prior Land	\$20,800					
Prior Total	\$99,000					
Comp Land Estimate	\$24,600	\$24,100	\$18,000	\$17,800	\$17,600	\$18,500
Sale Date		9/1/2020	10/26/2020	7/27/2020	3/25/2020	9/9/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$150,000	\$126,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$151,000	\$129,000
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$126.57	\$116.85
Total Adj Factors	\$77,900	\$81,700	\$76,200	\$80,700	\$83,800	\$71,200
Adjusted Sale Price		\$151,200	\$161,700	\$162,200	\$145,100	\$135,700
Comparable Estimate	\$151,200 (\$154.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-50	113.34-1-11	113.33-1-11	113.42-1-43	113.42-1-44
Owner	Rink, Alice V	Travis, Porsche L	Heller, Kristen A	Sherk, Alicia M	Greene, Megan E
Address	2 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	84 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	119 x 74	74 x 190	50 x 146	58 x 112	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1964 / 0	1967 / 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 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	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	977	977	1032	1107	1098
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 712	0 0
SFLA	977	977	1032	1107	1098
Att/Det Gar Sqft	325	575	308	280	440
Prior Land	\$16,300				
Prior Total	\$101,000				
Comp Land Estimate	\$20,000	\$24,100	\$18,000	\$17,800	\$17,600
Sale Date		9/1/2020	10/26/2020	7/27/2020	4/10/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$130,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$135,200
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$123.13
Total Adj Factors	\$76,100	\$81,700	\$76,200	\$80,700	\$79,100
Adjusted Sale Price		\$149,400	\$159,900	\$160,400	\$132,200
Comparable Estimate	\$149,000 (\$152.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-5	113.34-1-2	113.42-3-26	113.49-1-21	113.34-1-11
Owner	Stasila, Deborah A	Ferrentino, Bryan	Brusehaber, Scott M	Castillo, Paulino	Travis, Porsche L
Address	3 Sandy Ln	91 Vern Ln	63 Joanne Ln	171 Ludwig Ave	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 263	56 x 227	50 x 110	60 x 146	74 x 190
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	1959 / 0	1965 / 0	1957 / 0	1965 / 0
Condition	4 Good	4 Good	4 Good	4 Good	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 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 / 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
1st Sty Area	977	1193	1148	988	1074
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 400	0 0	0 0
SFLA	977	1193	1148	988	1074
Att/Det Gar Sqft	325	440	330	308	308
Prior Land	\$17,900				
Prior Total	\$105,000				
Comp Land Estimate	\$23,600	\$22,100	\$15,700	\$20,200	\$18,800
Sale Date		5/4/2020	8/18/2020	9/19/2019	9/1/2020
Sale Price		\$166,000	\$175,000	\$149,900	\$155,000
Time Adj Sale Price		\$166,600	\$175,000	\$153,400	\$155,000
TADJSP/SQFT		\$139.65	\$152.44	\$155.26	\$158.65
Total Adj Factors	\$88,200	\$101,900	\$92,800	\$84,500	\$88,900
Adjusted Sale Price		\$152,900	\$170,400	\$157,100	\$161,500
Comparable Estimate	\$160,600 (\$164.38/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-1	113.34-1-11	113.33-1-11	113.41-1-30	113.42-1-43	113.41-2-11
Owner	Polaszewski Anthony Jr	Travis, Porsche L	Silverman, David	Heller, Kristen A	Sherk, Alicia M	Yetman, Carissa M
Address	4 Sandy Ln	17 Sandy Ln	278 Raymond Ave	243 Ludwig Ave	82 Vern Ln	67 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	78 x 130	74 x 190	50 x 141	50 x 146	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1967 / 0	1964 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1075	977	1107	1032	1193	1104
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0	0 0
SFLA	1075	977	1107	1032	1193	1104
Att/Det Gar Sqft	396	575	280	308	308	336
Prior Land	\$16,600					
Prior Total	\$103,900					
Comp Land Estimate	\$21,400	\$24,100	\$17,800	\$18,000	\$17,600	\$18,500
Sale Date		9/1/2020	7/27/2020	10/26/2020	3/25/2020	9/9/2019
Sale Price		\$155,000	\$165,000	\$160,000	\$150,000	\$126,000
Time Adj Sale Price		\$155,000	\$165,000	\$160,000	\$151,000	\$129,000
TADJSP/SQFT		\$158.65	\$149.05	\$155.04	\$126.57	\$116.85
Total Adj Factors	\$85,900	\$81,700	\$80,700	\$76,200	\$83,800	\$71,200
Adjusted Sale Price		\$159,200	\$170,200	\$169,700	\$153,100	\$143,700
Comparable Estimate	\$159,200 (\$148.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-6	113.34-1-11	113.33-1-11	113.42-1-43	113.41-2-11
Owner	Russ, Christine M	Travis, Porsche L	Heller, Kristen A	Sherk, Alicia M	Yetman, Carissa M
Address	5 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	67 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	87 x 235	74 x 190	50 x 146	58 x 112	70 x 107
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1964 / 0	1967 / 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 90
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	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	888	977	1032	1107	1104
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0
SFLA	888	977	1032	1193	1104
Att/Det Gar Sqft	312	575	308	308	336
Prior Land	\$21,100				
Prior Total	\$95,000				
Comp Land Estimate	\$26,800	\$24,100	\$18,000	\$17,600	\$18,500
Sale Date		9/1/2020	10/26/2020	3/25/2020	9/9/2019
Sale Price		\$155,000	\$160,000	\$150,000	\$126,000
Time Adj Sale Price		\$155,000	\$160,000	\$151,000	\$129,000
TADJSP/SQFT		\$158.65	\$155.04	\$126.57	\$116.85
Total Adj Factors	\$73,800	\$81,700	\$76,200	\$83,800	\$71,200
Adjusted Sale Price		\$147,100	\$157,600	\$141,000	\$131,600
Comparable Estimate	\$147,100 (\$165.65/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-2	113.42-4-33	113.34-2-39	113.42-1-43	113.50-2-1	113.34-2-7
Owner	Lampka, Florence	Kling, John L IV	Grzebinski, Alyssa M	Sherk, Alicia M	Kulpa, Frances A	Havernick, Kelly I
Address	6 Sandy Ln	69 Constance Ln	119 Vern Ln	82 Vern Ln	40 Joanne Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 150	50 x 110	52 x 110	58 x 112	50 x 110	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1963 / 0	1963 / 0	1957 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 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	1644	1384	1323	1193	1248	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 672	0 0
SFLA	1644	1384	1323	1193	1248	1218
Att/Det Gar Sqft	484	308	336	308	308	484
Prior Land	\$15,000					
Prior Total	\$135,000					
Comp Land Estimate	\$20,000	\$15,700	\$16,300	\$17,600	\$15,700	\$20,200
Sale Date		4/14/2020	10/18/2019	3/25/2020	12/9/2019	8/6/2019
Sale Price		\$129,000	\$156,000	\$150,000	\$125,000	\$151,250
Time Adj Sale Price		\$129,600	\$159,100	\$151,000	\$126,700	\$155,300
TADJSP/SQFT		\$93.64	\$120.26	\$126.57	\$101.52	\$127.50
Total Adj Factors	\$114,200	\$82,000	\$91,800	\$83,800	\$76,000	\$93,000
Adjusted Sale Price		\$161,800	\$181,500	\$181,400	\$164,900	\$176,500
Comparable Estimate	\$173,200 (\$105.35/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-3	113.34-2-39	113.42-4-33	113.34-2-7	113.42-1-43	113.42-4-46
Owner	Pilarski, Christine	Grzebinski, Alyssa M	Kling, John L IV	Havernick, Kelly I	Sherk, Alicia M	Lobosco, Thomas
Address	8 Sandy Ln	119 Vern Ln	69 Constance Ln	16 Sandy Ln	82 Vern Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 150	52 x 110	50 x 110	58 x 150	58 x 112	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1963 / 0	1964 / 0	1957 / 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 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1336	1323	1384	1218	1193	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1336	1323	1384	1218	1193	1176
Att/Det Gar Sqft	352	336	308	484	308	308
Prior Land	\$15,000					
Prior Total	\$116,900					
Comp Land Estimate	\$20,000	\$16,300	\$15,700	\$20,200	\$17,600	\$15,700
Sale Date		10/18/2019	4/14/2020	8/6/2019	3/25/2020	1/8/2020
Sale Price		\$156,000	\$129,000	\$151,250	\$150,000	\$120,000
Time Adj Sale Price		\$159,100	\$129,600	\$155,300	\$151,000	\$121,200
TADJSP/SQFT		\$120.26	\$93.64	\$127.50	\$126.57	\$103.06
Total Adj Factors	\$92,600	\$91,800	\$82,000	\$93,000	\$83,800	\$79,800
Adjusted Sale Price		\$159,900	\$140,200	\$154,900	\$159,800	\$134,000
Comparable Estimate	\$149,800 (\$112.13/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-8	113.42-1-43	113.33-1-11	113.34-2-39	113.50-2-1	113.34-2-7
Owner	Shannon, Robert W	Sherk, Alicia M	Silverman, David	Grzebinski, Alyssa M	Kulpa, Frances A	Havernick, Kelly I
Address	9 Sandy Ln	82 Vern Ln	278 Raymond Ave	119 Vern Ln	40 Joanne Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	104 x 221	58 x 112	50 x 141	52 x 110	50 x 110	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1967 / 0	1963 / 0	1961 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	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	1274	1193	1107	1323	1248	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 672	0 0
SFLA	1274	1193	1107	1323	1248	1218
Att/Det Gar Sqft	600	308	280	336	308	484
Prior Land	\$23,500					
Prior Total	\$113,000					
Comp Land Estimate	\$29,100	\$17,600	\$17,800	\$16,300	\$15,700	\$20,200
Sale Date		3/25/2020	7/27/2020	10/18/2019	12/9/2019	8/6/2019
Sale Price		\$150,000	\$165,000	\$156,000	\$125,000	\$151,250
Time Adj Sale Price		\$151,000	\$165,000	\$159,100	\$126,700	\$155,300
TADJSP/SQFT		\$126.57	\$149.05	\$120.26	\$101.52	\$127.50
Total Adj Factors	\$99,100	\$83,800	\$80,700	\$91,800	\$76,000	\$93,000
Adjusted Sale Price		\$166,300	\$183,400	\$166,400	\$149,800	\$161,400
Comparable Estimate	\$165,500 (\$129.91/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-4	113.42-4-33	113.34-2-39	113.42-1-43	113.34-2-7	113.50-2-1
Owner	Pickens, Daniel H	Kling, John L IV	Grzebinski, Alyssa M	Sherk, Alicia M	Havernick, Kelly I	Kulpa, Frances A
Address	10 Sandy Ln	69 Constance Ln	119 Vern Ln	82 Vern Ln	16 Sandy Ln	40 Joanne Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 150	50 x 110	52 x 110	58 x 112	58 x 150	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1963 / 0	1963 / 0	1957 / 0	1964 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	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 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1428	1384	1323	1193	1218	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 672
SFLA	1428	1384	1323	1193	1218	1248
Att/Det Gar Sqft	552	308	336	308	484	308
Prior Land	\$17,100					
Prior Total	\$127,000					
Comp Land Estimate	\$22,200	\$15,700	\$16,300	\$17,600	\$20,200	\$15,700
Sale Date		4/14/2020	10/18/2019	3/25/2020	8/6/2019	12/9/2019
Sale Price		\$129,000	\$156,000	\$150,000	\$151,250	\$125,000
Time Adj Sale Price		\$129,600	\$159,100	\$151,000	\$155,300	\$126,700
TADJSP/SQFT		\$93.64	\$120.26	\$126.57	\$127.50	\$101.52
Total Adj Factors	\$106,200	\$82,000	\$91,800	\$83,800	\$93,000	\$76,000
Adjusted Sale Price		\$153,800	\$173,500	\$173,400	\$168,500	\$156,900
Comparable Estimate	\$165,200 (\$115.69/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-9	113.34-1-11	113.41-1-30	113.33-1-11	113.42-1-43	113.34-1-25
Owner	Smith, Theodore D	Travis, Porsche L	Heller, Kristen A	Silverman, David	Sherk, Alicia M	Kaiser, Matthew S
Address	11 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	82 Vern Ln	55 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 190	74 x 190	50 x 146	50 x 141	58 x 112	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	04 Composition
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1964 / 0	1967 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	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	949	977	1032	1107	1193	960
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	949	977	1032	1107	1193	960
Att/Det Gar Sqft	325	575	308	280	308	308
Prior Land	\$17,600					
Prior Total	\$91,900					
Comp Land Estimate	\$22,900	\$24,100	\$18,000	\$17,800	\$17,600	\$16,400
Sale Date		9/1/2020	10/26/2020	7/27/2020	3/25/2020	4/15/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$150,000	\$134,900
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$151,000	\$140,300
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$126.57	\$146.15
Total Adj Factors	\$73,800	\$81,700	\$76,200	\$80,700	\$83,800	\$78,400
Adjusted Sale Price		\$147,100	\$157,600	\$158,100	\$141,000	\$135,700
Comparable Estimate	\$147,900 (\$155.85/SFLA)					

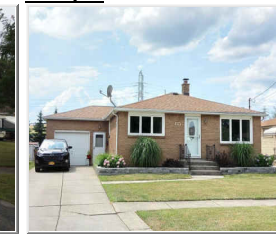


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-5	113.34-2-39	113.34-2-7	113.42-4-46	113.42-4-33	113.42-1-43
Owner	Bashaw, Thomas J	Grzebinski, Alyssa M	Havernick, Kelly I	Lobosco, Thomas	Kling, John L IV	Sherk, Alicia M
Address	12 Sandy Ln	119 Vern Ln	16 Sandy Ln	95 Constance Ln	69 Constance Ln	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 150	52 x 110	58 x 150	50 x 110	50 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 0	1965 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1323	1218	1176	1384	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1276	1323	1218	1176	1384	1193
Att/Det Gar Sqft	286	336	484	308	308	308
Prior Land	\$13,700					
Prior Total	\$107,900					
Comp Land Estimate	\$18,500	\$16,300	\$20,200	\$15,700	\$15,700	\$17,600
Sale Date		10/18/2019	8/6/2019	1/8/2020	4/14/2020	3/25/2020
Sale Price		\$156,000	\$151,250	\$120,000	\$129,000	\$150,000
Time Adj Sale Price		\$159,100	\$155,300	\$121,200	\$129,600	\$151,000
TADJSP/SQFT		\$120.26	\$127.50	\$103.06	\$93.64	\$126.57
Total Adj Factors	\$86,600	\$91,800	\$93,000	\$79,800	\$82,000	\$83,800
Adjusted Sale Price		\$153,900	\$148,900	\$128,000	\$134,200	\$153,800
Comparable Estimate	\$143,800 (\$112.7/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-6	113.42-1-43	113.34-2-39	113.34-2-7	113.42-4-33	113.42-4-46
Owner	Riggs, Corey R	Sherk, Alicia M	Grzebinski, Alyssa M	Havernick, Kelly I	Kling, John L IV	Lobosco, Thomas
Address	14 Sandy Ln	82 Vern Ln	119 Vern Ln	16 Sandy Ln	69 Constance Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 150	58 x 112	52 x 110	58 x 150	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1963 / 0	1964 / 0	1963 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 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	1278	1193	1323	1218	1384	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1278	1193	1323	1218	1384	1176
Att/Det Gar Sqft	286	308	336	484	308	308
Prior Land	\$13,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,200	\$17,600	\$16,300	\$20,200	\$15,700	\$15,700
Sale Date		3/25/2020	10/18/2019	8/6/2019	4/14/2020	1/8/2020
Sale Price		\$150,000	\$156,000	\$151,250	\$129,000	\$120,000
Time Adj Sale Price		\$151,000	\$159,100	\$155,300	\$129,600	\$121,200
TADJSP/SQFT		\$126.57	\$120.26	\$127.50	\$93.64	\$103.06
Total Adj Factors	\$87,400	\$83,800	\$91,800	\$93,000	\$82,000	\$79,800
Adjusted Sale Price		\$154,600	\$154,700	\$149,700	\$135,000	\$128,800
Comparable Estimate	\$144,600 (\$113.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-10	113.34-1-11	113.41-1-30	113.33-1-11	113.42-1-43
Owner	Anderson, Anthony	Travis, Porsche L	Heller, Kristen A	Silverman, David	Sherk, Alicia M
Address	15 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 190	74 x 190	50 x 146	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1964 / 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 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	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	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	977	977	1032	1107	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	977	977	1032	1107	960
Att/Det Gar Sqft	325	575	308	280	308
Prior Land	\$17,100				
Prior Total	\$95,000				
Comp Land Estimate	\$22,500	\$24,100	\$18,000	\$17,800	\$16,400
Sale Date		9/1/2020	10/26/2020	7/27/2020	3/25/2020
Sale Price		\$155,000	\$160,000	\$165,000	\$150,000
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$151,000
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$126.57
Total Adj Factors	\$76,500	\$81,700	\$76,200	\$80,700	\$78,400
Adjusted Sale Price		\$149,800	\$160,300	\$160,800	\$143,700
Comparable Estimate	\$150,600 (\$154.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-7	113.34-2-7	113.42-4-46	113.42-1-43	113.33-1-11
Owner	Havernick, Kelly I	Havernick, Kelly I	Lobosco, Thomas	Sherk, Alicia M	Silverman, David
Address	16 Sandy Ln	16 Sandy Ln	95 Constance Ln	82 Vern Ln	278 Raymond Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	58 x 150	58 x 150	50 x 110	58 x 112	50 x 141
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1964 / 0	1965 / 0	1957 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / 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	1218	1218	1176	1193	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1218	1218	1176	1193	1323
Att/Det Gar Sqft	484	484	308	308	280
Prior Land	\$15,200				
Prior Total	\$115,000				
Comp Land Estimate	\$20,200	\$20,200	\$15,700	\$17,600	\$16,300
Sale Date		8/6/2019	1/8/2020	3/25/2020	7/27/2020
Sale Price		\$151,250	\$120,000	\$150,000	\$165,000
Time Adj Sale Price		\$155,300	\$121,200	\$151,000	\$165,000
TADJSP/SQFT		\$127.50	\$103.06	\$126.57	\$149.05
Total Adj Factors	\$93,000	\$93,000	\$79,800	\$83,800	\$80,700
Adjusted Sale Price		\$155,300	\$134,400	\$160,200	\$177,300
Comparable Estimate	\$157,500 (\$129.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-11	113.34-1-11	113.33-1-11	113.42-1-43	113.34-1-25
Owner	Travis, Porsche L	Travis, Porsche L	Heller, Kristen A	Sherk, Alicia M	Kaiser, Matthew S
Address	17 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	74 x 190	74 x 190	50 x 146	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1964 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
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	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	977	977	1032	1107	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	977	977	1032	1107	960
Att/Det Gar Sqft	575	575	308	280	308
Prior Land	\$18,700				
Prior Total	\$100,000				
Comp Land Estimate	\$24,100	\$24,100	\$18,000	\$17,800	\$16,400
Sale Date		9/1/2020	10/26/2020	7/27/2020	4/15/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$134,900
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$140,300
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$146.15
Total Adj Factors	\$81,700	\$81,700	\$76,200	\$80,700	\$78,400
Adjusted Sale Price		\$155,000	\$165,500	\$166,000	\$143,600
Comparable Estimate	\$155,800 (\$159.47/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-8	113.34-3-1	113.42-4-27	113.34-1-2	113.42-3-26	113.42-4-30
Owner	Lyons, Rodney P	Faltisko, Christopher P	Buziak, Kimberly L	Ferrentino, Bryan	Brusehaber, Scott M	Accurso, Robert D
Address	18 Sandy Ln	124 Fairelm Ln	57 Constance Ln	91 Vern Ln	63 Joanne Ln	63 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 150	56 x 85	50 x 110	56 x 227	50 x 110	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1963 / 0	1959 / 0	1965 / 0	1964 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 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	1294	1320	1248	1193	1148	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 612	0 340	0 0	0 0	0 400	0 1272
SFLA	1294	1320	1248	1193	1148	1272
Att/Det Gar Sqft	220	440	308	440	330	308
Prior Land	\$13,400					
Prior Total	\$117,900					
Comp Land Estimate	\$18,200	\$15,100	\$15,700	\$22,100	\$15,700	\$15,700
Sale Date		10/12/2020	5/18/2020	5/4/2020	8/18/2020	11/18/2019
Sale Price		\$188,000	\$165,000	\$166,000	\$175,000	\$185,000
Time Adj Sale Price		\$188,000	\$165,600	\$166,600	\$175,000	\$188,100
TADJSP/SQFT		\$142.42	\$132.69	\$139.65	\$152.44	\$147.88
Total Adj Factors	\$103,000	\$104,100	\$97,900	\$101,900	\$92,800	\$104,800
Adjusted Sale Price		\$186,900	\$170,700	\$167,700	\$185,200	\$186,300
Comparable Estimate	\$179,400 (\$138.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-12	113.42-4-33	113.34-2-39	113.42-1-43	113.42-4-46
Owner	Sobkowiak, Gerald E	Kling, John L IV	Grzebinski, Alyssa M	Sherk, Alicia M	Havernick, Kelly I
Address	19 Sandy Ln	69 Constance Ln	119 Vern Ln	82 Vern Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 190	50 x 110	52 x 110	58 x 112	58 x 150
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	1963 / 0	1963 / 0	1957 / 0	1964 / 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 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 / 1	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	1410	1384	1323	1193	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 456	0 0	0 0	0 0	0 0
SFLA	1410	1384	1323	1193	1218
Att/Det Gar Sqft	250	308	336	308	484
Prior Land	\$17,100				
Prior Total	\$120,000				
Comp Land Estimate	\$22,500	\$15,700	\$16,300	\$17,600	\$20,200
Sale Date		4/14/2020	10/18/2019	3/25/2020	8/6/2019
Sale Price		\$129,000	\$156,000	\$150,000	\$151,250
Time Adj Sale Price		\$129,600	\$159,100	\$151,000	\$155,300
TADJSP/SQFT		\$93.64	\$120.26	\$126.57	\$127.50
Total Adj Factors	\$101,300	\$82,000	\$91,800	\$83,800	\$93,000
Adjusted Sale Price		\$148,900	\$168,600	\$168,500	\$163,600
Comparable Estimate	\$158,500 (\$112.41/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-9	113.34-2-39	113.34-2-7	113.42-4-46	113.42-4-33	113.42-1-43
Owner	Federowicz, Kimberly A	Grzebinski, Alyssa M	Havernick, Kelly I	Lobosco, Thomas	Kling, John L IV	Sherk, Alicia M
Address	20 Sandy Ln	119 Vern Ln	16 Sandy Ln	95 Constance Ln	69 Constance Ln	82 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 150	52 x 110	58 x 150	50 x 110	50 x 110	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1963 / 0	1964 / 0	1965 / 0	1963 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1276	1323	1218	1176	1384	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 484	0 0	0 0	0 0	0 0	0 0
SFLA	1276	1323	1218	1176	1384	1193
Att/Det Gar Sqft	286	336	484	308	308	308
Prior Land	\$13,900					
Prior Total	\$112,900					
Comp Land Estimate	\$18,800	\$16,300	\$20,200	\$15,700	\$15,700	\$17,600
Sale Date		10/18/2019	8/6/2019	1/8/2020	4/14/2020	3/25/2020
Sale Price		\$156,000	\$151,250	\$120,000	\$129,000	\$150,000
Time Adj Sale Price		\$159,100	\$155,300	\$121,200	\$129,600	\$151,000
TADJSP/SQFT		\$120.26	\$127.50	\$103.06	\$93.64	\$126.57
Total Adj Factors	\$92,100	\$91,800	\$93,000	\$79,800	\$82,000	\$83,800
Adjusted Sale Price		\$159,400	\$154,400	\$133,500	\$139,700	\$159,300
Comparable Estimate	\$149,300 (\$117.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-13	113.34-1-11	113.33-1-11	113.42-1-43	113.34-1-25
Owner	Rosario, Lourdes	Travis, Porsche L	Heller, Kristen A	Sherk, Alicia M	Kaiser, Matthew S
Address	21 Sandy Ln	17 Sandy Ln	243 Ludwig Ave	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 190	74 x 190	50 x 146	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1964 / 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 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
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	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	977	977	1032	1107	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	977	977	1032	1107	960
Att/Det Gar Sqft	325	575	308	280	308
Prior Land	\$17,100				
Prior Total	\$80,000				
Comp Land Estimate	\$22,500	\$24,100	\$18,000	\$17,800	\$16,400
Sale Date		9/1/2020	10/26/2020	7/27/2020	4/15/2019
Sale Price		\$155,000	\$160,000	\$165,000	\$134,900
Time Adj Sale Price		\$155,000	\$160,000	\$165,000	\$140,300
TADJSP/SQFT		\$158.65	\$155.04	\$149.05	\$146.15
Total Adj Factors	\$78,500	\$81,700	\$76,200	\$80,700	\$78,400
Adjusted Sale Price		\$151,800	\$162,300	\$162,800	\$140,400
Comparable Estimate	\$152,600 (\$156.19/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-10	113.34-1-17	113.08-3-7	113.34-1-42	113.34-2-10	113.50-6-8
Owner	Chowdhury, Saiful	Castlebrook Developme	Hall, Emily M	Heinold, Taylor M	Chowdhury, Saiful	Alvarez, Pedro E. Sierra
Address	22 Sandy Ln	29 Sandy Ln	29 Wells Ave	119 Fairelm Ln	22 Sandy Ln	44 Fairelm 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 190	55 x 120	75 x 102	50 x 150	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1964 / 0	1969 / 0	1966 / 0	1967 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	6	6	6	6	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1073	1134	1092	1216	1073	1152
2nd Sty Area	1073	1161	1118	1050	1073	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2146	2295	2210	2266	2146	2016
Att/Det Gar Sqft	576	572	660	273	576	
Prior Land	\$13,400					
Prior Total	\$139,440					
Comp Land Estimate	\$18,200	\$22,100	\$17,800	\$18,600	\$18,200	\$14,900
Sale Date		6/15/2020	8/11/2020	6/3/2020	8/16/2018	3/25/2020
Sale Price		\$211,000	\$193,500	\$185,000	\$160,000	\$149,000
Time Adj Sale Price		\$211,400	\$193,500	\$185,300	\$173,000	\$150,000
TADJSP/SQFT		\$92.11	\$87.56	\$81.77	\$80.62	\$74.40
Total Adj Factors	\$96,900	\$100,500	\$96,000	\$93,200	\$96,900	\$60,200
Adjusted Sale Price		\$207,800	\$194,400	\$189,000	\$173,000	\$186,700
Comparable Estimate	\$190,200 (\$88.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-14	113.42-1-43	113.34-2-7	113.42-4-46	113.34-2-39
Owner	Glynn Michael V	Sherk, Alicia M	Havernick, Kelly I	Lobosco, Thomas	Grzebinski, Alyssa M
Address	23 Sandy Ln	82 Vern Ln	16 Sandy Ln	95 Constance Ln	119 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 190	58 x 112	58 x 150	50 x 110	52 x 110
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	1959 / 0	1957 / 0	1964 / 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1193	1218	1176	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1240	1193	1218	1176	1323
Att/Det Gar Sqft	440	308	484	308	336
Prior Land	\$17,100				
Prior Total	\$113,900				
Comp Land Estimate	\$22,500	\$17,600	\$20,200	\$15,700	\$16,300
Sale Date		3/25/2020	8/6/2019	1/8/2020	10/18/2019
Sale Price		\$150,000	\$151,250	\$120,000	\$156,000
Time Adj Sale Price		\$151,000	\$155,300	\$121,200	\$159,100
TADJSP/SQFT		\$126.57	\$127.50	\$103.06	\$120.26
Total Adj Factors	\$93,700	\$83,800	\$93,000	\$79,800	\$91,800
Adjusted Sale Price		\$160,900	\$156,000	\$135,100	\$161,000
Comparable Estimate	\$156,000 (\$125.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-11	113.34-1-21	113.34-1-17	113.50-5-5	113.34-1-42
Owner	Surdej, Jason	Ostrowski, Gary J	Castlebrook Developme	Al Mamun, Abdullah	Heinold, Taylor M
Address	24 Sandy Ln	39 Sandy Ln	29 Sandy Ln	14 Fair Oaks Ln	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 150	59 x 185	60 x 190	50 x 105	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1969 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1447	1236	1134	1218	1092
2nd Sty Area	1073	1296	1161	1218	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2520	2532	2295	2436	2266
Att/Det Gar Sqft	528	418	572	400	273
Prior Land	\$13,400				
Prior Total	\$150,000				
Comp Land Estimate	\$18,200	\$21,800	\$22,100	\$15,300	\$18,600
Sale Date		9/13/2019	6/15/2020	9/29/2020	6/3/2020
Sale Price		\$200,000	\$211,000	\$216,000	\$185,000
Time Adj Sale Price		\$204,700	\$211,400	\$216,000	\$185,300
TADJSP/SQFT		\$80.85	\$92.11	\$88.67	\$81.77
Total Adj Factors	\$112,100	\$107,900	\$100,500	\$102,200	\$93,200
Adjusted Sale Price		\$208,900	\$223,000	\$225,900	\$204,200
Comparable Estimate	\$214,300 (\$85.04/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-15	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3	113.34-2-40
Owner	Derk Donald P	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan	Rosario, Norma I
Address	25 Sandy Ln	4 Bink St	7 Bink St	143 Ludwig Ave	11 Crisfield Ave	117 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 190	100 x 172	75 x 142	90 x 146	60 x 114	55 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1960 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 0	1963 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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 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	1.7	1.7	1.7
Bedrooms	3	4	4	4	3	4
Full/Half Baths	2 / 1	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1154	1136	1020	1004	929	1524
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 468
SFLA	1538	1704	1530	1757	1625	2343
Att/Det Gar Sqft	399	480	624	400	464	
Prior Land	\$17,100					
Prior Total	\$120,000					
Comp Land Estimate	\$22,500	\$27,000	\$21,900	\$24,200	\$18,000	\$17,100
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019	4/28/2020
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000	\$195,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100	\$196,000
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22	\$83.65
Total Adj Factors	\$89,200	\$94,000	\$89,200	\$95,700	\$73,900	\$130,100
Adjusted Sale Price		\$143,900	\$156,000	\$153,700	\$142,400	\$155,100
Comparable Estimate	\$150,200 (\$97.66/SFLA)					

Subject

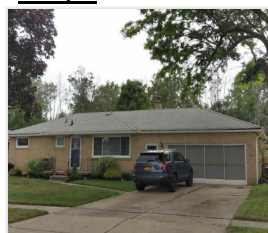
Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-12	113.34-1-11	113.33-1-11	113.34-1-25	113.41-1-30	113.42-4-46
Owner	Owczarkowski, Denise I	Travis, Porsche L	Silverman, David	Kaiser, Matthew S	Heller, Kristen A	Lobosco, Thomas
Address	26 Sandy Ln	17 Sandy Ln	278 Raymond Ave	55 Sandy Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 150	74 x 190	50 x 141	50 x 120	50 x 146	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1959 / 0	1967 / 0	1966 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt 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	977	1107	960	1032	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 712	0 0	0 0	0 0
SFLA	960	977	1107	960	1032	1176
Att/Det Gar Sqft	308	575	280	308	308	308
Prior Land	\$13,400					
Prior Total	\$87,900					
Comp Land Estimate	\$18,200	\$24,100	\$17,800	\$16,400	\$18,000	\$15,700
Sale Date		9/1/2020	7/27/2020	4/15/2019	10/26/2020	1/8/2020
Sale Price		\$155,000	\$165,000	\$134,900	\$160,000	\$120,000
Time Adj Sale Price		\$155,000	\$165,000	\$140,300	\$160,000	\$121,200
TADJSP/SQFT		\$158.65	\$149.05	\$146.15	\$155.04	\$103.06
Total Adj Factors	\$69,400	\$81,700	\$80,700	\$78,400	\$76,200	\$79,800
Adjusted Sale Price		\$142,700	\$153,700	\$131,300	\$153,200	\$110,800

Comparable Estimate \$138,300 (\$144.06/SFLA)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-16	113.42-4-33	113.34-2-39	113.42-1-43	113.42-4-46
Owner	Saakyan, Artyam	Kling, John L IV	Grzebinski, Alyssa M	Sherk, Alicia M	Havernick, Kelly I
Address	27 Sandy Ln	69 Constance Ln	119 Vern Ln	82 Vern Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 190	50 x 110	52 x 110	58 x 112	58 x 150
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	1963 / 0	1963 / 0	1957 / 0	1964 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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 / 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	1515	1384	1323	1193	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1515	1384	1323	1193	1218
Att/Det Gar Sqft	616	308	336	308	484
Prior Land	\$17,400				
Prior Total	\$105,000				
Comp Land Estimate	\$22,800	\$15,700	\$16,300	\$17,600	\$20,200
Sale Date		4/14/2020	10/18/2019	3/25/2020	8/6/2019
Sale Price		\$129,000	\$156,000	\$150,000	\$151,250
Time Adj Sale Price		\$129,600	\$159,100	\$151,000	\$155,300
TADJSP/SQFT		\$93.64	\$120.26	\$126.57	\$127.50
Total Adj Factors	\$107,600	\$82,000	\$91,800	\$83,800	\$93,000
Adjusted Sale Price		\$155,200	\$174,900	\$174,800	\$169,900
Comparable Estimate	\$164,800 (\$108.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-13	113.34-1-17	113.08-3-7	113.34-1-42	113.50-6-8
Owner	Merlette, Elaine R	Castlebrook Developme	Hall, Emily M	Heinold, Taylor M	Alvarez, Pedro E. Sierra
Address	28 Sandy Ln	29 Sandy Ln	29 Wells Ave	119 Fairelm Ln	44 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 150	60 x 190	55 x 120	75 x 102	50 x 100
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	04 Composition
Year Built/Eff Yr Built	1963 / 0	1969 / 0	1966 / 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 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	6	6	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	1044	1134	1092	1216	1152
2nd Sty Area	1044	1161	1118	1050	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2088	2295	2210	2266	2016
Att/Det Gar Sqft		572	660	273	
Prior Land	\$13,400				
Prior Total	\$118,000				
Comp Land Estimate	\$18,200	\$22,100	\$17,800	\$18,600	\$14,900
Sale Date		6/15/2020	8/11/2020	6/3/2020	3/25/2020
Sale Price		\$211,000	\$193,500	\$185,000	\$149,000
Time Adj Sale Price		\$211,400	\$193,500	\$185,300	\$150,000
TADJSP/SQFT		\$92.11	\$87.56	\$81.77	\$74.40
Total Adj Factors	\$83,900	\$100,500	\$96,000	\$93,200	\$60,200
Adjusted Sale Price		\$194,800	\$181,400	\$176,000	\$173,700
Comparable Estimate	\$177,200 (\$84.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-17	113.34-1-17	113.12-1-26	113.08-3-7	113.12-1-20
Owner	Castlebrook Developme	Castlebrook Developme	Bell, Anthony M	Hall, Emily M	Moura, Vinicius F
Address	29 Sandy Ln	29 Sandy Ln	119 Fairelm Ln	29 Wells Ave	27 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 190	60 x 190	75 x 102	55 x 120	60 x 112
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	04 Composition
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1967 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1134	1216	1144	1118
2nd Sty Area	1161	1161	1050	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2295	2295	2266	2288	2210
Att/Det Gar Sqft	572	572	273	462	660
Prior Land	\$16,600				
Prior Total	\$130,000				
Comp Land Estimate	\$22,100	\$22,100	\$18,600	\$15,900	\$17,800
Sale Date		6/15/2020	6/3/2020	12/27/2019	8/11/2020
Sale Price		\$211,000	\$185,000	\$185,000	\$193,500
Time Adj Sale Price		\$211,400	\$185,300	\$187,500	\$193,500
TADJSP/SQFT		\$92.11	\$81.77	\$81.95	\$87.56
Total Adj Factors	\$102,500	\$100,500	\$93,200	\$98,600	\$96,000
Adjusted Sale Price		\$213,400	\$194,600	\$191,400	\$200,000
Comparable Estimate	\$197,700 (\$86.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-14	113.34-1-17	113.08-3-7	113.50-5-5	113.12-1-26
Owner	L&I Cohen Properties, L	Castlebrook Developme	Hall, Emily M	Al Mamun, Abdullah	Bell, Anthony M
Address	32 Sandy Ln	29 Sandy Ln	119 Fairelm Ln	14 Fair Oaks Ln	3 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 150	60 x 190	75 x 102	50 x 105	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1969 / 0	1967 / 0	1965 / 0	1970 / 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
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	1175	1134	1216	1092	1144
2nd Sty Area	1175	1161	1050	1118	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2350	2295	2266	2210	2436
Att/Det Gar Sqft	480	572	273	660	400
Prior Land	\$13,400				
Prior Total	\$135,000				
Comp Land Estimate	\$18,200	\$22,100	\$18,600	\$17,800	\$15,300
Sale Date		6/15/2020	6/3/2020	8/11/2020	9/29/2020
Sale Price		\$211,000	\$185,000	\$193,500	\$216,000
Time Adj Sale Price		\$211,400	\$185,300	\$193,500	\$216,000
TADJSP/SQFT		\$92.11	\$81.77	\$87.56	\$88.67
Total Adj Factors	\$100,300	\$100,500	\$93,200	\$96,000	\$102,200
Adjusted Sale Price		\$211,200	\$192,400	\$197,800	\$214,100
Comparable Estimate	\$200,900 (\$85.49/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-18	113.34-1-17	113.08-3-7	113.34-1-42	113.50-6-8	113.12-1-26
Owner	Mrowinski, Gerard T	Castlebrook Developme	Hall, Emily M	Heinold, Taylor M	Alvarez, Pedro E. Sierra	Bell, Anthony M
Address	33 Sandy Ln	29 Sandy Ln	29 Wells Ave	119 Fairelm Ln	44 Fairelm Ln	3 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 190	60 x 190	55 x 120	75 x 102	50 x 100	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1966 / 0	1967 / 0	1965 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1134	1092	1216	1152	1144
2nd Sty Area	1040	1161	1118	1050	864	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2080	2295	2210	2266	2016	2288
Att/Det Gar Sqft	396	572	660	273		462
Prior Land	\$18,100					
Prior Total	\$130,000					
Comp Land Estimate	\$23,500	\$22,100	\$17,800	\$18,600	\$14,900	\$15,900
Sale Date		6/15/2020	8/11/2020	6/3/2020	3/25/2020	12/27/2019
Sale Price		\$211,000	\$193,500	\$185,000	\$149,000	\$185,000
Time Adj Sale Price		\$211,400	\$193,500	\$185,300	\$150,000	\$187,500
TADJSP/SQFT		\$92.11	\$87.56	\$81.77	\$74.40	\$81.95
Total Adj Factors	\$97,100	\$100,500	\$96,000	\$93,200	\$60,200	\$98,600
Adjusted Sale Price		\$208,000	\$194,600	\$189,200	\$186,900	\$186,000
Comparable Estimate	\$192,900 (\$92.74/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-19	113.34-1-17	113.08-3-7	113.34-1-42	113.50-6-8
Owner	Shaffer, James L	Castlebrook Developme	Hall, Emily M	Heinold, Taylor M	Alvarez, Pedro E. Sierra
Address	35 Sandy Ln	29 Sandy Ln	29 Wells Ave	119 Fairelm Ln	44 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 190	60 x 190	55 x 120	75 x 102	50 x 100
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	04 Composition
Year Built/Eff Yr Built	1966 / 0	1969 / 0	1966 / 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 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air 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	6	6	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	1026	1134	1092	1216	1152
2nd Sty Area	1064	1161	1118	1050	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2090	2295	2210	2266	2016
Att/Det Gar Sqft		572	660	273	
Prior Land	\$18,100				
Prior Total	\$124,000				
Comp Land Estimate	\$23,500	\$22,100	\$17,800	\$18,600	\$14,900
Sale Date		6/15/2020	8/11/2020	6/3/2020	3/25/2020
Sale Price		\$211,000	\$193,500	\$185,000	\$149,000
Time Adj Sale Price		\$211,400	\$193,500	\$185,300	\$150,000
TADJSP/SQFT		\$92.11	\$87.56	\$81.77	\$74.40
Total Adj Factors	\$87,600	\$100,500	\$96,000	\$93,200	\$60,200
Adjusted Sale Price		\$198,500	\$185,100	\$179,700	\$177,400
Comparable Estimate	\$183,000 (\$87.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-15	113.50-6-8	113.08-3-7	113.34-1-17	113.12-3-5.1
Owner	Nelligan, Burt F	Alvarez, Pedro E. Sierra	Hall, Emily M	Castlebrook Developme	Heinold, Taylor M
Address	36 Sandy Ln	44 Fairelm Ln	29 Wells Ave	29 Sandy Ln	119 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 150	50 x 100	55 x 120	60 x 190	75 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	1960 / 0	1965 / 0	1966 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	5	6	6	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	4 Full 0
1st Sty Area	1152	1152	1092	1134	904
2nd Sty Area	864	864	1118	1161	864
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2016	2016	2210	2295	2266
Att/Det Gar Sqft	528		660	572	273
Prior Land	\$13,400				
Prior Total	\$122,000				
Comp Land Estimate	\$18,200	\$14,900	\$17,800	\$22,100	\$18,600
					\$23,500
Sale Date		3/25/2020	8/11/2020	6/15/2020	6/3/2020
Sale Price		\$149,000	\$193,500	\$211,000	\$185,000
Time Adj Sale Price		\$150,000	\$193,500	\$211,400	\$185,300
TADJSP/SQFT		\$74.40	\$87.56	\$92.11	\$81.77
					\$81.45
Total Adj Factors	\$88,700	\$60,200	\$96,000	\$100,500	\$93,200
Adjusted Sale Price		\$178,500	\$186,200	\$199,600	\$180,800
					\$63,500
Comparable Estimate	\$182,900 (\$90.72/SFLA)				\$169,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-20	113.34-1-17	113.34-1-42	113.08-3-7	113.12-1-26	113.12-1-20
Owner	Gmyrek, Stephen	Castlebrook Developme	Heinold, Taylor M	Hall, Emily M	Bell, Anthony M	Moura, Vinicius F
Address	37 Sandy Ln	29 Sandy Ln	119 Fairelm Ln	29 Wells Ave	3 Marie Ave	27 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 190	60 x 190	75 x 102	55 x 120	50 x 112	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1968 / 0	1969 / 0	1967 / 0	1966 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1134	1216	1092	1144	1118
2nd Sty Area	1092	1161	1050	1118	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2156	2295	2266	2210	2288	2262
Att/Det Gar Sqft	441	572	273	660	462	
Prior Land	\$14,500					
Prior Total	\$127,000					
Comp Land Estimate	\$19,700	\$22,100	\$18,600	\$17,800	\$15,900	\$17,800
Sale Date		6/15/2020	6/3/2020	8/11/2020	12/27/2019	11/20/2019
Sale Price		\$211,000	\$185,000	\$193,500	\$185,000	\$170,980
Time Adj Sale Price		\$211,400	\$185,300	\$193,500	\$187,500	\$173,800
TADJSP/SQFT		\$92.11	\$81.77	\$87.56	\$81.95	\$76.83
Total Adj Factors	\$91,400	\$100,500	\$93,200	\$96,000	\$98,600	\$87,100
Adjusted Sale Price		\$202,300	\$183,500	\$188,900	\$180,300	\$178,100
Comparable Estimate	\$186,600 (\$86.55/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-21	113.34-1-21	113.34-1-17	113.50-5-5	113.34-1-42	113.08-3-7
Owner	Ostrowski, Gary J	Ostrowski, Gary J	Castlebrook Developme	Al Mamun, Abdullah	Heinold, Taylor M	Hall, Emily M
Address	39 Sandy Ln	39 Sandy Ln	29 Sandy Ln	14 Fair Oaks Ln	119 Fair elm Ln	29 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 185	59 x 185	60 x 190	50 x 105	75 x 102	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1967 / 0	1969 / 0	1965 / 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 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	1236	1134	1218	1216	1092
2nd Sty Area	1296	1296	1161	1218	1050	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0	0 0
SFLA	2532	2532	2295	2436	2266	2210
Att/Det Gar Sqft	418	418	572	400	273	660
Prior Land	\$16,300					
Prior Total	\$141,000					
Comp Land Estimate	\$21,800	\$21,800	\$22,100	\$15,300	\$18,600	\$17,800
Sale Date		9/13/2019	6/15/2020	9/29/2020	6/3/2020	8/11/2020
Sale Price		\$200,000	\$211,000	\$216,000	\$185,000	\$193,500
Time Adj Sale Price		\$204,700	\$211,400	\$216,000	\$185,300	\$193,500
TADJSP/SQFT		\$80.85	\$92.11	\$88.67	\$81.77	\$87.56
Total Adj Factors	\$107,900	\$107,900	\$100,500	\$102,200	\$93,200	\$96,000
Adjusted Sale Price		\$204,700	\$218,800	\$221,700	\$200,000	\$205,400
Comparable Estimate	\$210,100 (\$82.98/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-16	113.42-4-47	113.42-6-22	113.34-2-40	114.17-5-4	113.79-3-1
Owner	Charleton Colleen &	Billups, Gregory A	Shepard, Joseph	Rosario, Norma I	Jacobs, Aronezz	Binko, Richard S
Address	40 Sandy Ln	97 Constance Ln	64 Fairelm Ln	117 Vern Ln	18 Rushford Ln	117 Cayuga Creek 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	122	122	122	122	124	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 150	52 x 110	53 x 100	55 x 110	62 x 124	91 x 436
Building Style	05 Colonial	03 Split level	14 Unknown	04 Cape cod	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1963 / 0	1966 / 0	1963 / 0	1986 / 0	1996 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	1 / N
Stories	2.0	1.0	2.0	1.7	2.0	2.0
Bedrooms	3	3	6	4	4	3
Full/Half Baths	2 / 1	1 / 1	2 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1142	1536	1336	1524	1234	846
2nd Sty Area	1121	0	704	0	1140	666
Fin Bsmt/Fin Rec Rm	0 0	715 300	0 1200	0 468	0 0	0 0
SFLA	2263	2251	2040	2343	2374	1512
Att/Det Gar Sqft	280		308		264	483
Prior Land	\$13,400					
Prior Total	\$150,000					
Comp Land Estimate	\$18,200	\$16,300	\$15,700	\$17,100	\$26,500	\$28,500
Sale Date		5/29/2020	5/11/2020	4/28/2020	8/27/2020	8/8/2019
Sale Price		\$203,000	\$175,000	\$195,000	\$273,000	\$190,000
Time Adj Sale Price		\$203,700	\$175,600	\$196,000	\$273,000	\$195,100
TADJSP/SQFT		\$90.49	\$86.08	\$83.65	\$115.00	\$129.03
Total Adj Factors	\$112,300	\$121,600	\$107,300	\$130,100	\$170,300	\$112,800
Adjusted Sale Price		\$194,400	\$180,600	\$178,200	\$215,000	\$194,600
Comparable Estimate	\$192,600 (\$85.11/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-22	113.34-1-11	113.34-1-25	113.33-1-11	113.41-1-30
Owner	Mecca, Kenneth J	Travis, Porsche L	Kaiser, Matthew S	Silverman, David	Heller, Kristen A
Address	43 Sandy Ln	17 Sandy Ln	55 Sandy Ln	278 Raymond Ave	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 173	74 x 190	50 x 120	50 x 141	50 x 146
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1959 / 0	1966 / 0	1967 / 0	1964 / 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 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 / 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	942	977	960	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 712	0 0
SFLA	942	977	960	1107	1032
Att/Det Gar Sqft		575	308		308
Prior Land	\$12,700				
Prior Total	\$84,000				
Comp Land Estimate	\$17,500	\$24,100	\$16,400	\$17,800	\$18,000
Sale Date		9/1/2020	4/15/2019	7/27/2020	10/26/2020
Sale Price		\$155,000	\$134,900	\$165,000	\$160,000
Time Adj Sale Price		\$155,000	\$140,300	\$165,000	\$160,000
TADJSP/SQFT		\$158.65	\$146.15	\$149.05	\$155.04
Total Adj Factors	\$65,500	\$81,700	\$78,400	\$80,700	\$79,800
Adjusted Sale Price		\$138,800	\$127,400	\$149,800	\$106,900
Comparable Estimate	\$134,400 (\$142.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-17	113.34-2-39	113.42-4-33	113.42-4-46	113.34-2-7
Owner	Siracuse, John C	Grzebinski, Alyssa M	Kling, John L IV	Lobosco, Thomas	Havernick, Kelly I
Address	44 Sandy Ln	119 Vern Ln	69 Constance Ln	95 Constance Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	59 x 168	52 x 110	50 x 110	50 x 110	58 x 150
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	1968 / 0	1963 / 0	1963 / 0	1965 / 0	1964 / 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	2 Hot air Yes
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 / 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	1336	1323	1384	1176	1218
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500
SFLA	1336	1323	1384	1176	1218
Att/Det Gar Sqft	286	336	308	308	484
Prior Land	\$16,000				
Prior Total	\$111,000				
Comp Land Estimate	\$21,100	\$16,300	\$15,700	\$15,700	\$20,200
Sale Date		10/18/2019	4/14/2020	1/8/2020	8/6/2019
Sale Price		\$156,000	\$129,000	\$120,000	\$151,250
Time Adj Sale Price		\$159,100	\$129,600	\$121,200	\$155,300
TADJSP/SQFT		\$120.26	\$93.64	\$103.06	\$127.50
Total Adj Factors	\$92,500	\$91,800	\$82,000	\$79,800	\$93,000
Adjusted Sale Price		\$159,800	\$140,100	\$133,900	\$154,800
Comparable Estimate	\$151,000 (\$113.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-23	113.34-1-11	113.33-1-11	113.41-1-30	113.42-4-46
Owner	Przywara Vincent P &	Travis, Porsche L	Kaiser, Matthew S	Heller, Kristen A	Lobosco, Thomas
Address	47 Sandy Ln	17 Sandy Ln	55 Sandy Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	73 x 151	74 x 190	50 x 120	50 x 141	50 x 110
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	1959 / 0	1966 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
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	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	960	977	960	1107	1176
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 132	0 0	0 0	0 712	0 0
SFLA	960	977	960	1107	1176
Att/Det Gar Sqft	480	575	308	308	308
Prior Land	\$17,100				
Prior Total	\$92,000				
Comp Land Estimate	\$22,200	\$24,100	\$16,400	\$17,800	\$15,700
Sale Date		9/1/2020	4/15/2019	7/27/2020	10/26/2020
Sale Price		\$155,000	\$134,900	\$165,000	\$160,000
Time Adj Sale Price		\$155,000	\$140,300	\$165,000	\$160,000
TADJSP/SQFT		\$158.65	\$146.15	\$149.05	\$155.04
Total Adj Factors	\$73,300	\$81,700	\$78,400	\$80,700	\$79,800
Adjusted Sale Price		\$146,600	\$135,200	\$157,600	\$114,700
Comparable Estimate	\$142,200 (\$148.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-18	113.34-1-21	113.50-5-5	113.34-1-17	113.34-1-42
Owner	Brydalski, James P	Ostrowski, Gary J	Al Mamun, Abdullah	Castlebrook Developme	Heinold, Taylor M
Address	48 Sandy Ln	39 Sandy Ln	14 Fair Oaks Ln	29 Sandy Ln	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	59 x 200	59 x 185	50 x 105	60 x 190	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1967 / 0	1965 / 0	1969 / 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 105
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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	6	6	6
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	1544	1236	1218	1134	1092
2nd Sty Area	1264	1296	1218	1161	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 0	0 0
SFLA	2808	2532	2436	2295	2210
Att/Det Gar Sqft	220 576	418	400	572	660
Prior Land	\$16,800				
Prior Total	\$145,000				
Comp Land Estimate	\$22,300	\$21,800	\$15,300	\$22,100	\$17,800
Sale Date		9/13/2019	9/29/2020	6/15/2020	8/11/2020
Sale Price		\$200,000	\$216,000	\$211,000	\$193,500
Time Adj Sale Price		\$204,700	\$216,000	\$211,400	\$193,500
TADJSP/SQFT		\$80.85	\$88.67	\$92.11	\$87.56
Total Adj Factors	\$117,700	\$107,900	\$102,200	\$100,500	\$96,000
Adjusted Sale Price		\$214,500	\$231,500	\$228,600	\$215,200
Comparable Estimate	\$219,900 (\$78.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-24	113.42-4-46	113.34-2-7	113.33-1-11	113.42-1-43
Owner	Moore, James	Lobosco, Thomas	Havernick, Kelly I	Silverman, David	Sherk, Alicia M
Address	51 Sandy Ln	95 Constance Ln	16 Sandy Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	52 x 127	50 x 110	58 x 150	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1964 / 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	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	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	1204	1176	1218	1107	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	1204	1176	1218	1107	1323
Att/Det Gar Sqft	276	308	484	280	308
Prior Land	\$12,900				
Prior Total	\$105,000				
Comp Land Estimate	\$17,400	\$15,700	\$20,200	\$17,800	\$16,300
Sale Date		1/8/2020	8/6/2019	7/27/2020	3/25/2020
Sale Price		\$120,000	\$151,250	\$165,000	\$150,000
Time Adj Sale Price		\$121,200	\$155,300	\$165,000	\$151,000
TADJSP/SQFT		\$103.06	\$127.50	\$149.05	\$126.57
Total Adj Factors	\$84,200	\$79,800	\$93,000	\$80,700	\$83,800
Adjusted Sale Price		\$125,600	\$146,500	\$168,500	\$151,400
Comparable Estimate	\$148,700 (\$123.5/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-19	113.42-4-46	113.33-1-11	113.34-2-7	113.42-1-43	113.34-1-11
Owner	Pieczynski, Leon	Lobosco, Thomas	Silverman, David	Havernick, Kelly I	Sherk, Alicia M	Travis, Porsche L
Address	52 Sandy Ln	95 Constance Ln	278 Raymond Ave	16 Sandy Ln	82 Vern Ln	17 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 253	50 x 110	50 x 141	58 x 150	58 x 112	74 x 190
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1967 / 0	1964 / 0	1957 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1161	1176	1107	1218	1193	977
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 756	0 0	0 712	0 0	0 0	0 0
SFLA	1161	1176	1107	1218	1193	977
Att/Det Gar Sqft	418	308	280	484	308	575
Prior Land	\$17,300					
Prior Total	\$110,000					
Comp Land Estimate	\$22,800	\$15,700	\$17,800	\$20,200	\$17,600	\$24,100
Sale Date		1/8/2020	7/27/2020	8/6/2019	3/25/2020	9/1/2020
Sale Price		\$120,000	\$165,000	\$151,250	\$150,000	\$155,000
Time Adj Sale Price		\$121,200	\$165,000	\$155,300	\$151,000	\$155,000
TADJSP/SQFT		\$103.06	\$149.05	\$127.50	\$126.57	\$158.65
Total Adj Factors	\$89,500	\$79,800	\$80,700	\$93,000	\$83,800	\$81,700
Adjusted Sale Price		\$130,900	\$173,800	\$151,800	\$156,700	\$162,800
Comparable Estimate	\$155,200 (\$133.68/SFLA)					

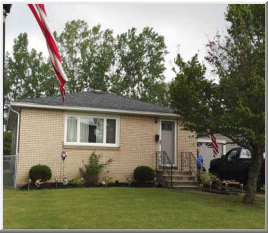
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-25	113.34-1-11	113.33-1-11	113.41-1-30	113.42-4-46
Owner	Kaiser Matthew S	Travis, Porsche L	Kaiser, Matthew S	Heller, Kristen A	Lobosco, Thomas
Address	55 Sandy Ln	17 Sandy Ln	55 Sandy Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 120	74 x 190	50 x 120	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1959 / 0	1966 / 0	1967 / 0	1964 / 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 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	2 / 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	960	977	960	1107	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	960	977	960	1107	1032
Att/Det Gar Sqft	308	575	308	280	308
Prior Land	\$12,100				
Prior Total	\$100,000				
Comp Land Estimate	\$16,400	\$24,100	\$16,400	\$17,800	\$18,000
Sale Date		9/1/2020	4/15/2019	7/27/2020	10/26/2020
Sale Price		\$155,000	\$134,900	\$165,000	\$160,000
Time Adj Sale Price		\$155,000	\$140,300	\$165,000	\$160,000
TADJSP/SQFT		\$158.65	\$146.15	\$149.05	\$155.04
Total Adj Factors	\$70,700	\$81,700	\$78,400	\$80,700	\$79,800
Adjusted Sale Price		\$144,000	\$132,600	\$155,000	\$112,100
Comparable Estimate	\$139,600 (\$145.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-20	113.12-3-5.1	113.50-6-8	113.08-3-7	113.34-1-42
Owner	Naji, Rabee	Tatarevich, Daniil	Alvarez, Pedro E. Sierra	Hall, Emily M	Heinold, Taylor M
Address	56 Sandy Ln	8 Bink St	44 Fairelm Ln	29 Wells Ave	119 Fairelm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	56 x 287	75 x 172	50 x 100	55 x 120	75 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	1965 / 0	1956 / 0	1965 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	6	6
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	936	904	1152	1092	1216
2nd Sty Area	936	864	864	1118	1050
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 0	0 0	0 0
SFLA	1872	1768	2016	2210	2266
Att/Det Gar Sqft	528			660	273
Prior Land	\$16,800				
Prior Total	\$122,000				
Comp Land Estimate	\$22,500	\$23,500	\$14,900	\$17,800	\$18,600
Sale Date		3/6/2020	3/25/2020	8/11/2020	6/3/2020
Sale Price		\$143,000	\$149,000	\$193,500	\$185,000
Time Adj Sale Price		\$144,000	\$150,000	\$193,500	\$185,300
TADJSP/SQFT		\$81.45	\$74.40	\$87.56	\$81.77
Total Adj Factors	\$86,200	\$63,500	\$60,200	\$96,000	\$100,500
Adjusted Sale Price		\$166,700	\$176,000	\$183,700	\$197,100
Comparable Estimate	\$180,400 (\$96.37/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-26	113.33-1-11	113.42-4-46	113.34-1-11	113.41-1-30
Owner	Martel, Gerald E Jr	Silverman, David	Lobosco, Thomas	Travis, Porsche L	Heller, Kristen A
Address	59 Sandy Ln	278 Raymond Ave	95 Constance Ln	17 Sandy Ln	243 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 120	50 x 141	50 x 110	74 x 190	50 x 120
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	1965 / 0	1959 / 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 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1107	1176	977	1032
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 234	0 712	0 0	0 0	0 0
SFLA	1092	1107	1176	977	1032
Att/Det Gar Sqft	352	280	308	575	308
Prior Land	\$12,100				
Prior Total	\$95,000				
Comp Land Estimate	\$16,400	\$17,800	\$15,700	\$24,100	\$18,000
Sale Date		7/27/2020	1/8/2020	9/1/2020	10/26/2020
Sale Price		\$165,000	\$120,000	\$155,000	\$160,000
Time Adj Sale Price		\$165,000	\$121,200	\$155,000	\$160,000
TADJSP/SQFT		\$149.05	\$103.06	\$158.65	\$155.04
Total Adj Factors	\$75,100	\$80,700	\$79,800	\$81,700	\$76,200
Adjusted Sale Price		\$159,400	\$116,500	\$148,400	\$158,900
Comparable Estimate	\$144,000 (\$131.87/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-21	113.34-2-39	113.42-4-33	113.42-4-46	113.34-3-5	113.34-2-7
Owner	Clifford, Daniel K	Grzebinski, Alyssa M	Kling, John L IV	Lobosco, Thomas	Jankowski, Nichloas A	Havernick, Kelly I
Address	60 Sandy Ln	119 Vern Ln	69 Constance Ln	95 Constance Ln	116 Fairelm Ln	16 Sandy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 305	52 x 110	50 x 110	50 x 110	52 x 100	58 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1963 / 0	1965 / 0	1967 / 0	1964 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 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	1336	1323	1384	1176	1336	1218
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 650	0 0	0 0	0 0	0 500	0 0
SFLA	1336	1323	1384	1176	1336	1218
Att/Det Gar Sqft	308	336	308	308	308	484
Prior Land	\$18,500					
Prior Total	\$117,000					
Comp Land Estimate	\$24,300	\$16,300	\$15,700	\$15,700	\$15,400	\$20,200
Sale Date		10/18/2019	4/14/2020	1/8/2020	12/21/2018	8/6/2019
Sale Price		\$156,000	\$129,000	\$120,000	\$156,500	\$151,250
Time Adj Sale Price		\$159,100	\$129,600	\$121,200	\$165,300	\$155,300
TADJSP/SQFT		\$120.26	\$93.64	\$103.06	\$123.73	\$127.50
Total Adj Factors	\$97,800	\$91,800	\$82,000	\$79,800	\$91,200	\$93,000
Adjusted Sale Price		\$165,100	\$145,400	\$139,200	\$171,900	\$160,100
Comparable Estimate	\$156,300 (\$116.99/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-27	113.42-4-46	113.34-2-7	113.33-1-11	113.42-1-43
Owner	Williams, Daniel Jr	Lobosco, Thomas	Havernick, Kelly I	Silverman, David	Sherk, Alicia M
Address	63 Sandy Ln	95 Constance Ln	16 Sandy Ln	278 Raymond Ave	82 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 120	50 x 110	58 x 150	50 x 141	58 x 112
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1966 / 0	1965 / 0	1964 / 0	1967 / 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 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 / 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	1204	1176	1218	1107	1193
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0
SFLA	1204	1176	1218	1107	1193
Att/Det Gar Sqft	396	308	484	280	308
Prior Land	\$13,400				
Prior Total	\$103,900				
Comp Land Estimate	\$17,800	\$15,700	\$20,200	\$17,800	\$17,600
Sale Date		1/8/2020	8/6/2019	7/27/2020	3/25/2020
Sale Price		\$120,000	\$151,250	\$165,000	\$150,000
Time Adj Sale Price		\$121,200	\$155,300	\$165,000	\$151,000
TADJSP/SQFT		\$103.06	\$127.50	\$149.05	\$126.57
Total Adj Factors	\$82,100	\$79,800	\$93,000	\$80,700	\$83,800
Adjusted Sale Price		\$123,500	\$144,400	\$166,400	\$149,300
Comparable Estimate	\$146,600 (\$121.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-2-22	113.34-1-17	113.34-1-42	113.50-5-5	113.08-3-7
Owner	Przybysz, Raymond M	Castlebrook Developme	Heinold, Taylor M	Al Mamun, Abdullah	Hall, Emily M
Address	64 Sandy Ln	29 Sandy Ln	119 Fairelm Ln	14 Fair Oaks Ln	29 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	105 x 137	60 x 190	75 x 102	50 x 105	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1969 / 0	1967 / 0	1965 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
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	1204	1134	1216	1218	1236
2nd Sty Area	1204	1161	1050	1218	1296
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2408	2295	2266	2436	2210
Att/Det Gar Sqft	484	572	273	400	660
Prior Land	\$20,600				
Prior Total	\$137,000				
Comp Land Estimate	\$25,400	\$22,100	\$18,600	\$15,300	\$17,800
Sale Date		6/15/2020	6/3/2020	9/29/2020	8/11/2020
Sale Price		\$211,000	\$185,000	\$216,000	\$193,500
Time Adj Sale Price		\$211,400	\$185,300	\$216,000	\$193,500
TADJSP/SQFT		\$92.11	\$81.77	\$88.67	\$87.56
Total Adj Factors	\$107,300	\$100,500	\$93,200	\$102,200	\$96,000
Adjusted Sale Price		\$218,200	\$199,400	\$221,100	\$204,800
Comparable Estimate	\$209,500 (\$87/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-28	113.34-1-11	113.34-1-25	113.33-1-11	113.41-1-30	113.42-4-46
Owner	Cantwell Kelli L	Travis, Porsche L	Kaiser, Matthew S	Silverman, David	Heller, Kristen A	Lobosco, Thomas
Address	67 Sandy Ln	17 Sandy Ln	55 Sandy Ln	278 Raymond Ave	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	74 x 190	50 x 120	50 x 141	50 x 146	50 x 110
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	1966 / 0	1959 / 0	1966 / 0	1967 / 0	1964 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	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	960	977	960	1107	1032	1176
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 712	0 0	0 0
SFLA	960	977	960	1107	1032	1176
Att/Det Gar Sqft	400	575	308	280	308	308
Prior Land	\$13,400					
Prior Total	\$90,000					
Comp Land Estimate	\$17,800	\$24,100	\$16,400	\$17,800	\$18,000	\$15,700
Sale Date		9/1/2020	4/15/2019	7/27/2020	10/26/2020	1/8/2020
Sale Price		\$155,000	\$134,900	\$165,000	\$160,000	\$120,000
Time Adj Sale Price		\$155,000	\$140,300	\$165,000	\$160,000	\$121,200
TADJSP/SQFT		\$158.65	\$146.15	\$149.05	\$155.04	\$103.06
Total Adj Factors	\$73,500	\$81,700	\$78,400	\$80,700	\$76,200	\$79,800
Adjusted Sale Price		\$146,800	\$135,400	\$157,800	\$157,300	\$114,900
Comparable Estimate	\$142,400 (\$148.33/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-2-23	113.34-1-21	113.34-1-42	113.50-5-5	113.34-1-17	113.08-3-7
Owner	Borkowski, Stefania T	Ostrowski, Gary J	Heinold, Taylor M	Al Mamun, Abdullah	Castlebrook Developme	Hall, Emily M
Address	70 Sandy Ln	39 Sandy Ln	119 Fairelm Ln	14 Fair Oaks Ln	29 Sandy Ln	29 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	125 x 75	59 x 185	75 x 102	50 x 105	60 x 190	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1967 / 0	1967 / 0	1965 / 0	1969 / 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 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1411	1236	1216	1218	1134	1092
2nd Sty Area	1147	1296	1050	1218	1161	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0	0 0
SFLA	2558	2532	2266	2436	2295	2210
Att/Det Gar Sqft	440	418	273	400	572	660
Prior Land	\$17,300					
Prior Total	\$144,000					
Comp Land Estimate	\$20,700	\$21,800	\$18,600	\$15,300	\$22,100	\$17,800
Sale Date		9/13/2019	6/3/2020	9/29/2020	6/15/2020	8/11/2020
Sale Price		\$200,000	\$185,000	\$216,000	\$211,000	\$193,500
Time Adj Sale Price		\$204,700	\$185,300	\$216,000	\$211,400	\$193,500
TADJSP/SQFT		\$80.85	\$81.77	\$88.67	\$92.11	\$87.56
Total Adj Factors	\$111,200	\$107,900	\$93,200	\$102,200	\$100,500	\$96,000
Adjusted Sale Price		\$208,000	\$203,300	\$225,000	\$222,100	\$208,700
Comparable Estimate	\$213,400 (\$83.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-29	113.42-4-46	113.34-2-7	113.33-1-11	113.34-2-39
Owner	Hennings, Angela A	Lobosco, Thomas	Havernick, Kelly I	Silverman, David	Grzebinski, Alyssa M
Address	71 Sandy Ln	95 Constance Ln	16 Sandy Ln	278 Raymond Ave	119 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	55 x 120	50 x 110	58 x 150	50 x 141	52 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1968 / 0	1965 / 0	1964 / 0	1967 / 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 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 / 0	1 / 0	1 / 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	1232	1176	1218	1107	1323
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 0	0 712	0 0
SFLA	1232	1176	1218	1107	1323
Att/Det Gar Sqft	308	308	484	280	336
Prior Land	\$13,400				
Prior Total	\$102,900				
Comp Land Estimate	\$17,800	\$15,700	\$20,200	\$17,800	\$16,300
Sale Date		1/8/2020	8/6/2019	7/27/2020	10/18/2019
Sale Price		\$120,000	\$151,250	\$165,000	\$156,000
Time Adj Sale Price		\$121,200	\$155,300	\$165,000	\$159,100
TADJSP/SQFT		\$103.06	\$127.50	\$149.05	\$120.26
Total Adj Factors	\$85,100	\$79,800	\$93,000	\$80,700	\$91,800
Adjusted Sale Price		\$126,500	\$147,400	\$169,400	\$152,400
Comparable Estimate	\$149,600 (\$121.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-30	113.34-1-11	113.33-1-11	113.41-1-30	113.42-4-46
Owner	Pierce, Ryan C	Travis, Porsche L	Kaiser, Matthew S	Heller, Kristen A	Lobosco, Thomas
Address	75 Sandy Ln	17 Sandy Ln	55 Sandy Ln	243 Ludwig Ave	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 123	74 x 190	50 x 120	50 x 141	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1959 / 0	1966 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
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	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	977	960	1107	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	977	960	1107	1176
Att/Det Gar Sqft	400	575	308	280	308
Prior Land	\$14,500				
Prior Total	\$88,900				
Comp Land Estimate	\$19,200	\$24,100	\$16,400	\$17,800	\$15,700
Sale Date		9/1/2020	4/15/2019	7/27/2020	10/26/2020
Sale Price		\$155,000	\$134,900	\$165,000	\$160,000
Time Adj Sale Price		\$155,000	\$140,300	\$165,000	\$160,000
TADJSP/SQFT		\$158.65	\$146.15	\$149.05	\$155.04
Total Adj Factors	\$71,300	\$81,700	\$78,400	\$80,700	\$79,800
Adjusted Sale Price		\$144,600	\$133,200	\$155,600	\$112,700
Comparable Estimate	\$140,200 (\$146.04/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-31	113.34-1-31	113.34-1-21	113.34-1-17	113.34-1-42	113.50-5-5
Owner	Al-Naji Dia	Al-Naji, Dia	Ostrowski, Gary J	Castlebrook Developme	Heinold, Taylor M	Al Mamun, Abdullah
Address	79 Sandy Ln	79 Sandy Ln	39 Sandy Ln	29 Sandy Ln	119 Fairelm Ln	14 Fair Oaks 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 123	73 x 123	59 x 185	60 x 190	75 x 102	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1969 / 0	1969 / 0	1967 / 0	1969 / 0	1967 / 0	1965 / 0
Condition	2 Fair	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	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1232	1232	1236	1134	1216	1218
2nd Sty Area	1260	1260	1296	1161	1050	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 750
SFLA	2492	2492	2532	2295	2266	2436
Att/Det Gar Sqft	460	460	418	572	273	400
Prior Land	\$15,600					
Prior Total	\$125,330					
Comp Land Estimate	\$20,200	\$20,200	\$21,800	\$22,100	\$18,600	\$15,300
Sale Date		5/2/2019	9/13/2019	6/15/2020	6/3/2020	9/29/2020
Sale Price		\$151,000	\$200,000	\$211,000	\$185,000	\$216,000
Time Adj Sale Price		\$156,600	\$204,700	\$211,400	\$185,300	\$216,000
TADJSP/SQFT		\$62.84	\$80.85	\$92.11	\$81.77	\$88.67
Total Adj Factors	\$77,400	\$77,400	\$107,900	\$100,500	\$93,200	\$102,200
Adjusted Sale Price		\$156,600	\$174,200	\$188,300	\$169,500	\$191,200
Comparable Estimate	\$176,000 (\$70.63/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-32	113.34-1-21	113.34-1-42	113.34-1-17	113.50-5-5	113.08-3-7
Owner	Tiburzi, Dolores	Ostrowski, Gary J	Heinold, Taylor M	Castlebrook Developme	Al Mamun, Abdullah	Hall, Emily M
Address	83 Sandy Ln	39 Sandy Ln	119 Fairelm Ln	29 Sandy Ln	14 Fair Oaks Ln	29 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 120	59 x 185	75 x 102	60 x 190	50 x 105	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1967 / 0	1967 / 0	1969 / 0	1965 / 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 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1236	1216	1134	1218	1092
2nd Sty Area	1260	1296	1050	1161	1218	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 750	0 0
SFLA	2548	2532	2266	2295	2436	2210
Att/Det Gar Sqft	528	418	273	572	400	660
Prior Land	\$13,400					
Prior Total	\$140,000					
Comp Land Estimate	\$17,800	\$21,800	\$18,600	\$22,100	\$15,300	\$17,800
Sale Date		9/13/2019	6/3/2020	6/15/2020	9/29/2020	8/11/2020
Sale Price		\$200,000	\$185,000	\$211,000	\$216,000	\$193,500
Time Adj Sale Price		\$204,700	\$185,300	\$211,400	\$216,000	\$193,500
TADJSP/SQFT		\$80.85	\$81.77	\$92.11	\$88.67	\$87.56
Total Adj Factors	\$107,000	\$107,900	\$93,200	\$100,500	\$102,200	\$96,000
Adjusted Sale Price		\$203,800	\$199,100	\$217,900	\$220,800	\$204,500
Comparable Estimate	\$209,200 (\$82.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-3-21	113.34-1-42	113.08-3-7	113.34-1-17	113.12-1-26
Owner	Leavitt Ryan	Heinold, Taylor M	Hall, Emily M	Castlebrook Developme	Bell, Anthony M
Address	84 Sandy Ln	119 Fairelm Ln	29 Wells Ave	29 Sandy Ln	3 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	79 x 103	75 x 102	55 x 120	60 x 190	50 x 112
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	02 Brick
Year Built/Eff Yr Built	1970 / 0	1967 / 0	1966 / 0	1969 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1216	1092	1134	1118
2nd Sty Area	1044	1050	1118	1161	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2148	2266	2210	2295	2288
Att/Det Gar Sqft	440	273	660	572	462
Prior Land	\$15,000				
Prior Total	\$127,000				
Comp Land Estimate	\$19,100	\$18,600	\$17,800	\$22,100	\$15,900
Sale Date		6/3/2020	8/11/2020	6/15/2020	12/27/2019
Sale Price		\$185,000	\$193,500	\$211,000	\$185,000
Time Adj Sale Price		\$185,300	\$193,500	\$211,400	\$187,500
TADJSP/SQFT		\$81.77	\$87.56	\$92.11	\$81.95
Total Adj Factors	\$94,000	\$93,200	\$96,000	\$100,500	\$98,600
Adjusted Sale Price		\$186,100	\$191,500	\$204,900	\$182,900
Comparable Estimate	\$189,200 (\$88.08/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-33	113.34-1-42	113.34-1-17	113.08-3-7	113.12-1-26	113.12-1-20
Owner	Zamoyski, Walter M	Heinold, Taylor M	Castlebrook Developme	Hall, Emily M	Bell, Anthony M	Moura, Vinicius F
Address	87 Sandy Ln	119 Fairelm Ln	29 Sandy Ln	29 Wells Ave	3 Marie Ave	27 Marie 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 123	75 x 102	60 x 190	55 x 120	50 x 112	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1962 / 0	1967 / 0	1969 / 0	1966 / 0	1970 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1216	1134	1092	1144	1118
2nd Sty Area	1148	1050	1161	1118	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2296	2266	2295	2210	2288	2262
Att/Det Gar Sqft		273	572	660	462	
Prior Land	\$13,400					
Prior Total	\$118,000					
Comp Land Estimate	\$18,000	\$18,600	\$22,100	\$17,800	\$15,900	\$17,800
Sale Date		6/3/2020	6/15/2020	8/11/2020	12/27/2019	11/20/2019
Sale Price		\$185,000	\$211,000	\$193,500	\$185,000	\$170,980
Time Adj Sale Price		\$185,300	\$211,400	\$193,500	\$187,500	\$173,800
TADJSP/SQFT		\$81.77	\$92.11	\$87.56	\$81.95	\$76.83
Total Adj Factors	\$86,700	\$93,200	\$100,500	\$96,000	\$98,600	\$87,100
Adjusted Sale Price		\$178,800	\$197,600	\$184,200	\$175,600	\$173,400
Comparable Estimate	\$181,900 (\$79.22/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-34	113.34-2-39	113.42-4-33	113.34-3-5	113.42-4-46	113.34-3-1
Owner	Chudoba, Raymond J	Grzebinski, Alyssa M	Kling, John L IV	Jankowski, Nichloas A	Lobosco, Thomas	Faltisko, Christopher P
Address	91 Sandy Ln	119 Vern Ln	69 Constance Ln	116 Fairelm Ln	95 Constance Ln	124 Fairelm Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 126	52 x 110	50 x 110	52 x 100	50 x 110	56 x 85
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1963 / 0	1963 / 0	1967 / 0	1965 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 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	1336	1323	1384	1336	1176	1320
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 340
SFLA	1336	1323	1384	1336	1176	1320
Att/Det Gar Sqft	308	336	308	308	308	440
Prior Land	\$11,100					
Prior Total	\$110,000					
Comp Land Estimate	\$15,400	\$16,300	\$15,700	\$15,400	\$15,700	\$15,100
Sale Date		10/18/2019	4/14/2020	12/21/2018	1/8/2020	10/12/2020
Sale Price		\$156,000	\$129,000	\$156,500	\$120,000	\$188,000
Time Adj Sale Price		\$159,100	\$129,600	\$165,300	\$121,200	\$188,000
TADJSP/SQFT		\$120.26	\$93.64	\$123.73	\$103.06	\$142.42
Total Adj Factors	\$88,800	\$91,800	\$82,000	\$91,200	\$79,800	\$104,100
Adjusted Sale Price		\$156,100	\$136,400	\$162,900	\$130,200	\$172,700
Comparable Estimate	\$151,700 (\$113.55/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.34-1-35	113.42-4-47	113.42-6-22	113.34-2-40	114.17-5-4	113.79-3-1
Owner	Sacilowski, Gerald J	Billups, Gregory A	Shepard, Joseph	Rosario, Norma I	Jacobs, Aronezz	Binko, Richard S
Address	95 Sandy Ln	97 Constance Ln	64 Fairelm Ln	117 Vern Ln	18 Rushford Ln	117 Cayuga Creek 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	122	122	122	122	124	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	68 x 188	52 x 110	53 x 100	55 x 110	62 x 124	91 x 436
Building Style	05 Colonial	03 Split level	14 Unknown	04 Cape cod	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1963 / 0	1966 / 0	1963 / 0	1986 / 0	1996 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / Y	1 / N
Stories	2.0	1.0	2.0	1.7	2.0	2.0
Bedrooms	4	3	6	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1662	1536	1336	1524	1234	846
2nd Sty Area	510	0	704	0	1140	666
Fin Bsmt/Fin Rec Rm	0 400	715 300	0 1200	0 468	0 0	0 0
SFLA	2172	2251	2040	2343	2374	1512
Att/Det Gar Sqft	250		308		264	483
Prior Land	\$17,900					
Prior Total	\$150,000					
Comp Land Estimate	\$23,200	\$16,300	\$15,700	\$17,100	\$26,500	\$28,500
Sale Date		5/29/2020	5/11/2020	4/28/2020	8/27/2020	8/8/2019
Sale Price		\$203,000	\$175,000	\$195,000	\$273,000	\$190,000
Time Adj Sale Price		\$203,700	\$175,600	\$196,000	\$273,000	\$195,100
TADJSP/SQFT		\$90.49	\$86.08	\$83.65	\$115.00	\$129.03
Total Adj Factors	\$110,800	\$121,600	\$107,300	\$130,100	\$170,300	\$112,800
Adjusted Sale Price		\$192,900	\$179,100	\$176,700	\$213,500	\$193,100
Comparable Estimate	\$191,100 (\$87.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.34-1-36	113.34-2-39	113.42-4-33	113.34-3-5	113.42-4-46
Owner	Hahn, Kelly	Grzebinski, Alyssa M	Kling, John L IV	Jankowski, Nichloas A	Lobosco, Thomas
Address	99 Sandy Ln	119 Vern Ln	69 Constance Ln	116 Fairelm Ln	95 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	72 x 193	52 x 110	50 x 110	52 x 100	50 x 110
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	1968 / 0	1963 / 0	1963 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air 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 / 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	1336	1323	1384	1336	1320
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 0	0 500	0 340
SFLA	1336	1323	1384	1336	1320
Att/Det Gar Sqft	418	336	308	308	440
Prior Land	\$18,500				
Prior Total	\$111,900				
Comp Land Estimate	\$23,900	\$16,300	\$15,700	\$15,400	\$15,100
Sale Date		10/18/2019	4/14/2020	12/21/2018	1/8/2020
Sale Price		\$156,000	\$129,000	\$156,500	\$120,000
Time Adj Sale Price		\$159,100	\$129,600	\$165,300	\$121,200
TADJSP/SQFT		\$120.26	\$93.64	\$123.73	\$103.06
Total Adj Factors	\$98,200	\$91,800	\$82,000	\$91,200	\$79,800
Adjusted Sale Price		\$165,500	\$145,800	\$172,300	\$139,600
Comparable Estimate	\$161,100 (\$120.58/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-7	113.16-4-7	113.34-2-40	113.12-3-7.1	113.49-1-17	113.12-1-42
Owner	Clamp, Russell	Clamp, Russell	Rosario, Norma I	Aronberg, Ricky	Khounthy, Sanaxay	Paolini, Michael P
Address	18 Sunset Rd	18 Sunset Rd	117 Vern Ln	4 Bink St	143 Ludwig Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 123	60 x 123	55 x 110	100 x 172	90 x 146	75 x 142
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1948 / 0	1963 / 0	1950 / 0	1959 / 0	1960 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	7 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.7	1.5	1.7	1.5
Bedrooms	4	5	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	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	1126	1126	1524	1136	1004	1020
2nd Sty Area	1110	1110	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 0	0 600
SFLA	2236	2236	2343	1704	1757	1530
Att/Det Gar Sqft	357	357		480	400	624
Prior Land	\$15,200					
Prior Total	\$125,000					
Comp Land Estimate	\$18,600	\$18,600	\$17,100	\$27,000	\$24,200	\$21,900
Sale Date		10/25/2019	4/28/2020	4/29/2020	6/18/2019	7/23/2018
Sale Price		\$201,000	\$195,000	\$148,000	\$155,000	\$143,500
Time Adj Sale Price		\$205,000	\$196,000	\$148,700	\$160,200	\$156,000
TADJSP/SQFT		\$91.68	\$83.65	\$87.27	\$91.18	\$101.96
Total Adj Factors	\$149,900	\$135,900	\$130,100	\$94,000	\$95,700	\$89,200
Adjusted Sale Price		\$219,000	\$215,800	\$204,600	\$214,400	\$216,700
Comparable Estimate	\$214,100 (\$95.75/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-11	113.12-3-7.1	113.12-1-42	113.49-1-17	113.16-4-7	124.22-3-3
Owner	Houlihan, Emily	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Clamp, Russell	Shanley, Nathan
Address	19 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	18 Sunset Rd	11 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 118	100 x 172	75 x 142	90 x 146	60 x 123	60 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1943 / 0	1950 / 0	1960 / 0	1959 / 0	1948 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	2.0	1.7
Bedrooms	2	4	4	4	5	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	790	1136	1020	1004	1126	929
2nd Sty Area	0	0	0	0	1110	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 0
SFLA	1352	1704	1530	1757	2236	1625
Att/Det Gar Sqft	528	480	624	400	357	464
Prior Land	\$13,700					
Prior Total	\$97,000					
Comp Land Estimate	\$18,300	\$27,000	\$21,900	\$24,200	\$18,600	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	10/25/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$201,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$205,000	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$91.68	\$78.22
Total Adj Factors	\$86,200	\$94,000	\$89,200	\$95,700	\$135,900	\$73,900
Adjusted Sale Price		\$140,900	\$153,000	\$150,700	\$155,300	\$139,400
Comparable Estimate	\$147,900 (\$109.39/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-6	113.12-3-7.1	113.12-1-42	113.49-1-17	113.16-4-7
Owner	Rogowski, George M	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Clamp, Russell
Address	20 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	18 Sunset Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 129	100 x 172	75 x 142	90 x 146	60 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	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1946 / 0	1950 / 0	1960 / 0	1959 / 0	1948 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	2.0
Bedrooms	3	4	4	4	5
Full/Half Baths	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
1st Sty Area	775	1136	1020	1004	1126
2nd Sty Area	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	1356	1704	1530	1757	2236
Att/Det Gar Sqft	825	480	624	400	357
Prior Land	\$14,500				
Prior Total	\$107,000				
Comp Land Estimate	\$19,100	\$27,000	\$21,900	\$24,200	\$18,600
Sale Date		4/29/2020	7/23/2018	6/18/2019	10/25/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$201,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$205,000
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$91.68
Total Adj Factors	\$77,000	\$94,000	\$89,200	\$95,700	\$135,900
Adjusted Sale Price		\$131,700	\$143,800	\$141,500	\$146,100
Comparable Estimate	\$138,700 (\$102.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-12	113.12-3-7.1	113.49-1-17	113.12-1-42	124.22-3-3
Owner	Gasko, Robert J Jr	Aronberg, Ricky	Khounthy, Sanaxay	Paolini, Michael P	Shanley, Nathan
Address	25 Sunset Rd	4 Bink St	143 Ludwig Ave	7 Bink St	18 Sunset Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 117	100 x 172	90 x 146	75 x 142	60 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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1959 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	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	1148	1136	1004	1020	1126
2nd Sty Area	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0
SFLA	1655	1704	1757	1530	2236
Att/Det Gar Sqft	260	480	400	624	357
Prior Land	\$13,700				
Prior Total	\$115,000				
Comp Land Estimate	\$18,200	\$27,000	\$24,200	\$21,900	\$18,600
Sale Date		4/29/2020	6/18/2019	7/23/2018	10/25/2019
Sale Price		\$148,000	\$155,000	\$143,500	\$201,000
Time Adj Sale Price		\$148,700	\$160,200	\$156,000	\$205,000
TADJSP/SQFT		\$87.27	\$91.18	\$101.96	\$91.68
Total Adj Factors	\$90,500	\$94,000	\$95,700	\$89,200	\$135,900
Adjusted Sale Price		\$145,200	\$155,000	\$157,300	\$159,600
Comparable Estimate	\$152,200 (\$91.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-5	113.12-3-7.1	113.12-1-42	113.49-1-17	113.16-4-7
Owner	Kelly, James P	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Clamp, Russell
Address	30 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	18 Sunset Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	54 x 230	100 x 172	75 x 142	90 x 146	60 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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1960 / 0	1959 / 0	1948 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	1 / 0	1 / 0	1 / 1	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	784	1136	1020	1004	1126
2nd Sty Area	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	1351	1704	1530	1757	2236
Att/Det Gar Sqft	480	480	624	400	357
Prior Land	\$16,100				
Prior Total	\$106,000				
Comp Land Estimate	\$21,600	\$27,000	\$21,900	\$24,200	\$18,600
Sale Date		4/29/2020	7/23/2018	6/18/2019	10/25/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$201,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$205,000
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$91.68
Total Adj Factors	\$77,200	\$94,000	\$89,200	\$95,700	\$135,900
Adjusted Sale Price		\$131,900	\$144,000	\$141,700	\$146,300
Comparable Estimate	\$138,900 (\$102.81/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-13	113.12-3-7.1	113.12-1-42	113.49-1-17	113.16-4-7	124.22-3-3
Owner	Hoerber, Julie A	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Clamp, Russell	Shanley, Nathan
Address	31 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	18 Sunset Rd	11 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 117	100 x 172	75 x 142	90 x 146	60 x 123	60 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1960 / 0	1959 / 0	1948 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	2.0	1.7
Bedrooms	2	4	4	4	5	3
Full/Half Baths	1 / 0	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	4 Full 0
1st Sty Area	790	1136	1020	1004	1126	929
2nd Sty Area	0	0	0	0	1110	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 600	0 0	0 0	0 0
SFLA	1185	1704	1530	1757	2236	1625
Att/Det Gar Sqft	528	480	624	400	357	464
Prior Land	\$18,200					
Prior Total	\$97,359					
Comp Land Estimate	\$18,200	\$27,000	\$21,900	\$24,200	\$18,600	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	10/25/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$201,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$205,000	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$91.68	\$78.22
Total Adj Factors	\$69,600	\$94,000	\$89,200	\$95,700	\$135,900	\$73,900
Adjusted Sale Price		\$124,300	\$136,400	\$134,100	\$138,700	\$122,800
Comparable Estimate	\$131,300 (\$110.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-4	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3	113.16-4-7
Owner	Peinkofer, Eleanor A	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan	Clamp, Russell
Address	36 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	11 Crisfield Ave	18 Sunset 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 195	100 x 172	75 x 142	90 x 146	60 x 114	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 0	1948 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	2.0
Bedrooms	5	4	4	4	3	5
Full/Half Baths	1 / 1	1 / 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	4 Full 0	4 Full 0
1st Sty Area	1116	1136	1020	1004	929	1126
2nd Sty Area	0	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 0
SFLA	1558	1704	1530	1757	1625	2236
Att/Det Gar Sqft	400	480	624	400	464	357
Prior Land	\$15,800					
Prior Total	\$104,000					
Comp Land Estimate	\$13,900	\$27,000	\$21,900	\$24,200	\$18,000	\$18,600
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019	10/25/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000	\$201,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100	\$205,000
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22	\$91.68
Total Adj Factors	\$82,200	\$94,000	\$89,200	\$95,700	\$73,900	\$135,900
Adjusted Sale Price		\$136,900	\$149,000	\$146,700	\$135,400	\$151,300
Comparable Estimate	\$143,900 (\$92.36/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-14	113.12-3-7.1	113.12-1-42	113.16-4-7	113.49-1-17	124.22-3-3
Owner	Barczys, William J	Aronberg, Ricky	Paolini, Michael P	Clamp, Russell	Khounthy, Sanaxay	Shanley, Nathan
Address	37 Sunset Rd	4 Bink St	7 Bink St	18 Sunset Rd	143 Ludwig Ave	11 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 116	100 x 172	75 x 142	60 x 123	90 x 146	60 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	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1960 / 0	1948 / 0	1959 / 0	1958 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	2.0	1.7	1.7
Bedrooms	2	4	4	5	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1136	1020	1126	1004	929
2nd Sty Area	0	0	0	1110	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 0
SFLA	1108	1704	1530	2236	1757	1625
Att/Det Gar Sqft	280	480	624	357	400	464
Prior Land	\$13,700					
Prior Total	\$88,000					
Comp Land Estimate	\$18,100	\$27,000	\$21,900	\$18,600	\$24,200	\$18,000
Sale Date		4/29/2020	7/23/2018	10/25/2019	6/18/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$201,000	\$155,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$205,000	\$160,200	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.68	\$91.18	\$78.22
Total Adj Factors	\$52,600	\$94,000	\$89,200	\$135,900	\$95,700	\$73,900
Adjusted Sale Price		\$107,300	\$119,400	\$121,700	\$117,100	\$105,800
Comparable Estimate	\$114,300 (\$103.16/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-4-3	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3	113.16-4-7
Owner	Mato Maria C	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan	Clamp, Russell
Address	42 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	11 Crisfield Ave	18 Sunset 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	241 x 131	100 x 172	75 x 142	90 x 146	60 x 114	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 0	1948 / 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 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 Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7	2.0
Bedrooms	3	4	4	4	3	5
Full/Half Baths	1 / 1	1 / 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	4 Full 0	4 Full 0
1st Sty Area	875	1136	1020	1004	929	1126
2nd Sty Area	0	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 0
SFLA	1531	1704	1530	1757	1625	2236
Att/Det Gar Sqft	480	480	624	400	464	357
Prior Land	\$37,100					
Prior Total	\$128,000					
Comp Land Estimate	\$41,900	\$27,000	\$21,900	\$24,200	\$18,000	\$18,600
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019	10/25/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000	\$201,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100	\$205,000
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22	\$91.68
Total Adj Factors	\$101,200	\$94,000	\$89,200	\$95,700	\$73,900	\$135,900
Adjusted Sale Price		\$155,900	\$168,000	\$165,700	\$154,400	\$170,300
Comparable Estimate	\$162,900 (\$106.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-15	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3
Owner	Milburth, Gail A	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan
Address	43 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 115	100 x 172	75 x 142	90 x 146	60 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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 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 Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	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	850	1136	1020	1004	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	1487	1704	1530	1757	1625
Att/Det Gar Sqft	624	480	624	400	464
Prior Land	\$13,700				
Prior Total	\$114,000				
Comp Land Estimate	\$18,000	\$27,000	\$21,900	\$24,200	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22
Total Adj Factors	\$85,000	\$94,000	\$89,200	\$95,700	\$73,900
Adjusted Sale Price		\$139,700	\$151,800	\$149,500	\$138,200
Comparable Estimate	\$146,700 (\$98.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-16	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3
Owner	Evans, William L	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan
Address	49 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 114	100 x 172	75 x 142	90 x 146	60 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	02 Brick
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 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	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	1.5	1.5	1.5	1.7	1.7
Bedrooms	2	4	4	4	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	790	1136	1020	1004	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	790	1704	1530	1757	1625
Att/Det Gar Sqft	352	480	624	400	464
Prior Land	\$13,700				
Prior Total	\$85,000				
Comp Land Estimate	\$18,000	\$27,000	\$21,900	\$24,200	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22
Total Adj Factors	\$52,000	\$94,000	\$89,200	\$95,700	\$73,900
Adjusted Sale Price		\$106,700	\$118,800	\$116,500	\$105,200
Comparable Estimate	\$113,700 (\$143.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-17	113.12-3-7.1	113.49-1-17	113.16-4-7	113.12-1-42
Owner	Holmes, Arleen M	Aronberg, Ricky	Khounthy, Sanaxay	Clamp, Russell	Paolini, Michael P
Address	55 Sunset Rd	4 Bink St	143 Ludwig Ave	18 Sunset Rd	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	99 x 114	100 x 172	90 x 146	60 x 123	75 x 142
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	1948 / 0	1950 / 0	1959 / 0	1948 / 0	1960 / 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 Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	2.0	1.5
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1136	1004	1126	1020
2nd Sty Area	0	0	0	1110	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1775	1704	1757	2236	1530
Att/Det Gar Sqft	378	480	400	357	624
Prior Land	\$18,200				
Prior Total	\$128,000				
Comp Land Estimate	\$22,500	\$27,000	\$24,200	\$18,600	\$21,900
Sale Date		4/29/2020	6/18/2019	10/25/2019	7/23/2018
Sale Price		\$148,000	\$155,000	\$201,000	\$143,500
Time Adj Sale Price		\$148,700	\$160,200	\$205,000	\$156,000
TADJSP/SQFT		\$87.27	\$91.18	\$91.68	\$101.96
Total Adj Factors	\$96,300	\$94,000	\$95,700	\$135,900	\$89,200
Adjusted Sale Price		\$151,000	\$160,800	\$165,400	\$163,100
Comparable Estimate	\$158,000 (\$89.01/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-4-2	113.12-3-7.1	113.12-1-42	113.49-1-17	124.22-3-3
Owner	Bevington, Joseph	Aronberg, Ricky	Paolini, Michael P	Khounthy, Sanaxay	Shanley, Nathan
Address	65 Sunset Rd	4 Bink St	7 Bink St	143 Ludwig Ave	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 156	100 x 172	75 x 142	90 x 146	60 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	02 Brick
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1960 / 0	1959 / 0	1958 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.7
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	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	945	1136	1020	1004	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0
SFLA	1377	1704	1530	1757	1625
Att/Det Gar Sqft	375	480	624	400	464
Prior Land	\$15,600				
Prior Total	\$119,686				
Comp Land Estimate	\$20,800	\$27,000	\$21,900	\$24,200	\$18,000
Sale Date		4/29/2020	7/23/2018	6/18/2019	11/13/2019
Sale Price		\$148,000	\$143,500	\$155,000	\$125,000
Time Adj Sale Price		\$148,700	\$156,000	\$160,200	\$127,100
TADJSP/SQFT		\$87.27	\$101.96	\$91.18	\$78.22
Total Adj Factors	\$82,500	\$94,000	\$89,200	\$95,700	\$73,900
Adjusted Sale Price		\$137,200	\$149,300	\$147,000	\$135,700
Comparable Estimate	\$144,200 (\$104.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-8	113.65-3-13	113.65-2-16	113.15-3-8	113.65-1-5	113.65-2-3
Owner	Desjardins Jacques Y	Widelski, Diane	Shurilla, Hannah	Budziszewski, Paul	Subba, Bir D	Raut, Upendra
Address	3 Trudy Ln	19 Trudy Ln	25 Ceil Dr	2937 William St	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	74 x 179	50 x 149	50 x 128	63 x 374	86 x 123	57 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 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	1440	1428	1181	1430	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 960	0 868	0 0	0 650	0 448
SFLA	1440	1428	1181	1430	1181	1181
Att/Det Gar Sqft	345	352	440	240	391	
Prior Land	\$18,400					
Prior Total	\$126,575					
Comp Land Estimate	\$23,700	\$18,200	\$16,900	\$24,000	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	8/14/2019	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$140,300	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$144,100	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$100.77	\$142.00	\$125.23
Total Adj Factors	\$111,000	\$101,300	\$84,200	\$100,100	\$93,000	\$82,800
Adjusted Sale Price		\$180,000	\$185,300	\$155,000	\$185,700	\$176,100
Comparable Estimate	\$176,400 (\$122.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-9	113.65-2-16	113.65-1-5	113.57-3-23	113.65-2-3	113.57-2-1
Owner	Stack Randy P	Shurilla, Hannah	Subba, Bir D	Kehoe, Kim M	Raut, Upendra	Ziolkowski, Sarah Lynn
Address	7 Trudy Ln	25 Ceil Dr	12 Ceil Dr	24 Vern Ln	14 Trudy Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 189	50 x 128	86 x 123	69 x 110	57 x 102	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 0	1957 / 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 No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1146	1181	1181	1100	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 450	0 448	0 550
SFLA	1146	1181	1181	1100	1181	1100
Att/Det Gar Sqft	484	440	391	260		350
Prior Land	\$17,600					
Prior Total	\$106,000					
Comp Land Estimate	\$22,900	\$16,900	\$21,800	\$18,700	\$16,600	\$18,800
Sale Date		7/21/2020	11/26/2019	9/15/2020	7/11/2019	3/9/2020
Sale Price		\$158,500	\$164,900	\$145,000	\$143,560	\$142,000
Time Adj Sale Price		\$158,500	\$167,700	\$145,000	\$147,900	\$142,900
TADJSP/SQFT		\$134.21	\$142.00	\$131.82	\$125.23	\$129.91
Total Adj Factors	\$84,800	\$84,200	\$93,000	\$82,300	\$82,800	\$80,600
Adjusted Sale Price		\$159,100	\$159,500	\$147,500	\$149,900	\$147,100
Comparable Estimate	\$152,600 (\$133.16/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.65-2-2	113.65-2-2	113.50-6-8	113.08-3-7	113.50-5-5
Owner	Nowak, Lisa A	Nowak, Lisa A	Alvarez, Pedro E. Sierra	Hall, Emily M	Al Mamun, Abdullah
Address	10 Trudy Ln	10 Trudy Ln	44 Fairelm Ln	29 Wells Ave	14 Fair Oaks Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 120	45 x 120	50 x 100	55 x 120	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1963 / 0	1965 / 0	1966 / 0	1965 / 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 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	2.0	2.0	2.0
Bedrooms	4	4	5	6	6
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	2138	2138	1152	1092	1218
2nd Sty Area	0	0	864	1118	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 750
SFLA	2138	2138	2016	2210	2436
Att/Det Gar Sqft	392	392		660	400
Prior Land	\$11,000				
Prior Total	\$142,000				
Comp Land Estimate	\$15,000	\$15,000	\$14,900	\$17,800	\$15,300
Sale Date		12/14/2018	3/25/2020	8/11/2020	9/29/2020
Sale Price		\$177,500	\$149,000	\$193,500	\$216,000
Time Adj Sale Price		\$187,500	\$150,000	\$193,500	\$216,000
TADJSP/SQFT		\$87.70	\$74.40	\$87.56	\$88.67
Total Adj Factors	\$108,600	\$91,500	\$60,200	\$96,000	\$102,200
Adjusted Sale Price		\$204,600	\$198,400	\$206,100	\$222,400
Comparable Estimate	\$210,200 (\$98.32/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-10	113.65-2-16	113.65-1-5	113.57-3-23	113.65-2-3	113.65-3-13
Owner	Rolfe, William D	Shurilla, Hannah	Subba, Bir D	Kehoe, Kim M	Raut, Upendra	Widelski, Diane
Address	11 Trudy Ln	25 Ceil Dr	12 Ceil Dr	24 Vern Ln	14 Trudy Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 165	50 x 128	86 x 123	69 x 110	57 x 102	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 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 Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	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	1146	1181	1181	1100	1181	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 361	0 868	0 650	0 450	0 448	0 960
SFLA	1146	1181	1181	1100	1181	1428
Att/Det Gar Sqft	528	440	391	260		352
Prior Land	\$16,600					
Prior Total	\$116,000					
Comp Land Estimate	\$21,900	\$16,900	\$21,800	\$18,700	\$16,600	\$18,200
Sale Date		7/21/2020	11/26/2019	9/15/2020	7/11/2019	6/12/2020
Sale Price		\$158,500	\$164,900	\$145,000	\$143,560	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$145,000	\$147,900	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$131.82	\$125.23	\$119.26
Total Adj Factors	\$93,900	\$84,200	\$93,000	\$82,300	\$82,800	\$101,300
Adjusted Sale Price		\$168,200	\$168,600	\$156,600	\$159,000	\$162,900
Comparable Estimate	\$163,100 (\$142.32/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-3	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Raut, Upendra	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	14 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 102	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1181	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 448	0 868	0 650	0 448	0 960	0 450
SFLA	1181	1181	1181	1181	1428	1100
Att/Det Gar Sqft		440	391		352	260
Prior Land	\$12,400					
Prior Total	\$93,000					
Comp Land Estimate	\$16,600	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$82,800	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$157,100	\$157,500	\$147,900	\$151,800	\$145,500
Comparable Estimate	\$152,000 (\$128.7/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-11	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.65-3-13
Owner	Brzezniak, Annette R	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Widelski, Diane
Address	15 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	49 x 149	50 x 128	86 x 123	57 x 102	69 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	1146	1181	1181	1181	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 960
SFLA	1146	1181	1181	1181	1100	1428
Att/Det Gar Sqft	484	440	391		260	352
Prior Land	\$13,100					
Prior Total	\$103,000					
Comp Land Estimate	\$17,800	\$16,900	\$21,800	\$16,600	\$18,700	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$119.26
Total Adj Factors	\$81,200	\$84,200	\$93,000	\$82,800	\$82,300	\$101,300
Adjusted Sale Price		\$155,500	\$155,900	\$146,300	\$143,900	\$150,200
Comparable Estimate	\$150,400 (\$131.24/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-12	113.65-3-13	113.65-2-16	113.15-3-8	113.65-1-5	113.65-2-3
Owner	Massaro Adeline	Widelski, Diane	Shurilla, Hannah	Budziszewski, Paul	Subba, Bir D	Raut, Upendra
Address	17 Trudy Ln	19 Trudy Ln	25 Ceil Dr	2937 William St	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 149	50 x 149	50 x 128	63 x 374	86 x 123	57 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	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	1424	1428	1181	1430	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 704	0 960	0 868	0 0	0 650	0 448
SFLA	1424	1428	1181	1430	1181	1181
Att/Det Gar Sqft	308	352	440	240	391	
Prior Land	\$13,400					
Prior Total	\$117,000					
Comp Land Estimate	\$18,200	\$18,200	\$16,900	\$24,000	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	8/14/2019	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$140,300	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$144,100	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$100.77	\$142.00	\$125.23
Total Adj Factors	\$98,700	\$101,300	\$84,200	\$100,100	\$93,000	\$82,800
Adjusted Sale Price		\$167,700	\$173,000	\$142,700	\$173,400	\$163,800
Comparable Estimate	\$164,100 (\$115.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.65-2-4	113.65-2-16	113.65-1-5	113.57-3-23	113.57-2-1
Owner	Gawron, Gary L	Shurilla, Hannah	Subba, Bir D	Kehoe, Kim M	Ziolkowski, Sarah Lynn
Address	18 Trudy Ln	25 Ceil Dr	12 Ceil Dr	24 Vern Ln	29 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	122	122	122	122	122
School Code	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	51 x 124	50 x 128	86 x 123	69 x 110	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	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	3 Hot wtr/stm Yes	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	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1146	1181	1181	1100	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 550
SFLA	1146	1181	1181	1100	1100
Att/Det Gar Sqft	616	440	391	260	350
Prior Land	\$12,600				
Prior Total	\$104,000				
Comp Land Estimate	\$16,900	\$16,900	\$21,800	\$16,600	\$18,800
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82
Total Adj Factors	\$82,600	\$84,200	\$93,000	\$82,800	\$80,600
Adjusted Sale Price		\$156,900	\$157,300	\$147,700	\$144,900
Comparable Estimate	\$150,400 (\$131.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.65-3-13	113.65-3-13	113.65-2-16	113.15-3-8	113.65-1-5
Owner	Widelski, Diane	Widelski, Diane	Shurilla, Hannah	Budziszewski, Paul	Subba, Bir D
Address	19 Trudy Ln	19 Trudy Ln	25 Ceil Dr	2937 William St	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	50 x 149	50 x 149	50 x 128	63 x 374	86 x 123
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	1958 / 0	1958 / 0	1956 / 0	1957 / 0	1956 / 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 No	2 Hot air Yes	3 Hot wtr/stm 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1428	1428	1181	1430	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 960	0 960	0 868	0 0	0 650
SFLA	1428	1428	1181	1430	1181
Att/Det Gar Sqft	352	352	440	240	391
Prior Land	\$13,400				
Prior Total	\$118,000				
Comp Land Estimate	\$18,200	\$18,200	\$16,900	\$24,000	\$21,800
Sale Date		6/12/2020	7/21/2020	8/14/2019	11/26/2019
Sale Price		\$170,000	\$158,500	\$140,300	\$164,900
Time Adj Sale Price		\$170,300	\$158,500	\$144,100	\$167,700
TADJSP/SQFT		\$119.26	\$134.21	\$100.77	\$142.00
Total Adj Factors	\$101,300	\$101,300	\$84,200	\$100,100	\$93,000
Adjusted Sale Price		\$170,300	\$175,600	\$145,300	\$176,000
Comparable Estimate	\$166,700 (\$116.74/SFLA)				



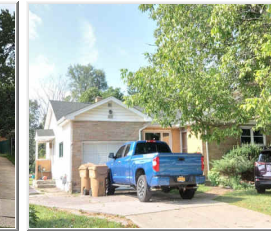
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-14	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.57-3-23
Owner	Konowka Irene	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Kehoe, Kim M
Address	21 Trudy Ln	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 148	50 x 128	50 x 149	86 x 123	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1958 / 0	1956 / 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 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	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	1216	1181	1428	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448	0 450
SFLA	1216	1181	1428	1181	1181	1100
Att/Det Gar Sqft	280	440	352	391		260
Prior Land	\$13,400					
Prior Total	\$105,000					
Comp Land Estimate	\$18,100	\$16,900	\$18,200	\$21,800	\$16,600	\$18,700
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	9/15/2020
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$131.82
Total Adj Factors	\$83,100	\$84,200	\$101,300	\$93,000	\$82,800	\$82,300
Adjusted Sale Price		\$157,400	\$152,100	\$157,800	\$148,200	\$145,800
Comparable Estimate	\$152,300 (\$125.25/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-5	113.65-3-13	113.65-1-23	113.65-2-16	113.15-3-8	113.50-8-10
Owner	Koszuta, Thomas J	Widelski, Diane	Pari, Sharon A	Shurilla, Hannah	Budziszewski, Paul	Wagner, Michael N
Address	24 Trudy Ln	19 Trudy Ln	110 Jane Dr	25 Ceil Dr	2937 William St	31 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 139	50 x 149	73 x 104	50 x 128	63 x 374	55 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1966 / 0	1956 / 0	1957 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 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	2311	1428	1572	1181	1430	1820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 868	0 0	0 750
SFLA	2311	1428	1572	1181	1430	1820
Att/Det Gar Sqft	260	352	327	440	240	330
Prior Land	\$20,200					
Prior Total	\$135,000					
Comp Land Estimate	\$25,000	\$18,200	\$18,600	\$16,900	\$24,000	\$17,100
Sale Date		6/12/2020	7/19/2019	7/21/2020	8/14/2019	6/7/2018
Sale Price		\$170,000	\$162,000	\$158,500	\$140,300	\$153,500
Time Adj Sale Price		\$170,300	\$166,900	\$158,500	\$144,100	\$167,800
TADJSP/SQFT		\$119.26	\$106.17	\$134.21	\$100.77	\$92.20
Total Adj Factors	\$150,100	\$101,300	\$107,600	\$84,200	\$100,100	\$119,800
Adjusted Sale Price		\$219,100	\$209,400	\$224,400	\$194,100	\$198,100
Comparable Estimate	\$209,000 (\$90.44/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-15	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.57-3-23
Owner	Zawodzinski, Frank L	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Kehoe, Kim M
Address	25 Trudy Ln	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 148	50 x 128	50 x 149	86 x 123	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1958 / 0	1956 / 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 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	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	1288	1181	1428	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 576	0 868	0 960	0 650	0 448	0 450
SFLA	1288	1181	1428	1181	1181	1100
Att/Det Gar Sqft	352	440	352	391		260
Prior Land	\$13,400					
Prior Total	\$108,000					
Comp Land Estimate	\$18,100	\$16,900	\$18,200	\$21,800	\$16,600	\$18,700
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	9/15/2020
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$131.82
Total Adj Factors	\$89,100	\$84,200	\$101,300	\$93,000	\$82,800	\$82,300
Adjusted Sale Price		\$163,400	\$158,100	\$163,800	\$154,200	\$151,800
Comparable Estimate	\$158,300 (\$122.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.65-3-16.1	113.65-3-13	113.65-1-23	113.65-2-16	113.15-3-8
Owner	Brzezowski, Stella C	Widelski, Diane	Pari, Sharon A	Shurilla, Hannah	Budziszewski, Paul
Address	27 Trudy Ln	19 Trudy Ln	110 Jane Dr	25 Ceil Dr	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	100 x 148	50 x 149	73 x 104	50 x 128	63 x 374
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	1958 / 0	1966 / 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	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	1 / 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 / 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	1688	1428	1572	1181	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 360	0 868	0 0
SFLA	1688	1428	1572	1181	1430
Att/Det Gar Sqft	483	352	327	440	240
Prior Land	\$20,500				
Prior Total	\$123,900				
Comp Land Estimate	\$25,600	\$18,200	\$18,600	\$16,900	\$24,000
Sale Date		6/12/2020	7/19/2019	7/21/2020	8/14/2019
Sale Price		\$170,000	\$162,000	\$158,500	\$140,300
Time Adj Sale Price		\$170,300	\$166,900	\$158,500	\$144,100
TADJSP/SQFT		\$119.26	\$106.17	\$134.21	\$100.77
Total Adj Factors	\$116,900	\$101,300	\$107,600	\$84,200	\$100,100
Adjusted Sale Price		\$185,900	\$176,200	\$191,200	\$160,900
Comparable Estimate	\$181,400 (\$107.46/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-6	113.65-3-13	113.65-2-16	113.15-3-8	113.65-1-23	113.65-1-5
Owner	Klesic, Denise A	Widelski, Diane	Shurilla, Hannah	Budziszewski, Paul	Pari, Sharon A	Subba, Bir D
Address	28 Trudy Ln	19 Trudy Ln	25 Ceil Dr	2937 William St	110 Jane Dr	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 149	50 x 128	63 x 374	73 x 104	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1965 / 0	1958 / 0	1956 / 0	1957 / 0	1966 / 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 Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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 / 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	1413	1428	1181	1430	1572	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 0	0 360	0 650
SFLA	1413	1428	1181	1430	1572	1181
Att/Det Gar Sqft	315	352	440	240	327	391
Prior Land	\$13,400					
Prior Total	\$113,000					
Comp Land Estimate	\$18,000	\$18,200	\$16,900	\$24,000	\$18,600	\$21,800
Sale Date		6/12/2020	7/21/2020	8/14/2019	7/19/2019	11/26/2019
Sale Price		\$170,000	\$158,500	\$140,300	\$162,000	\$164,900
Time Adj Sale Price		\$170,300	\$158,500	\$144,100	\$166,900	\$167,700
TADJSP/SQFT		\$119.26	\$134.21	\$100.77	\$106.17	\$142.00
Total Adj Factors	\$95,500	\$101,300	\$84,200	\$100,100	\$107,600	\$93,000
Adjusted Sale Price		\$164,500	\$169,800	\$139,500	\$154,800	\$170,200
Comparable Estimate	\$159,800 (\$113.09/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-18	113.65-2-16	113.57-3-23	113.65-1-5	113.65-2-3	113.57-2-1
Owner	Polvino, Sandra A	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Raut, Upendra	Ziolkowski, Sarah Lynn
Address	31 Trudy Ln	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 148	50 x 128	69 x 110	86 x 123	57 x 102	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	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 / 1	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1181	1100	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 868	0 450	0 650	0 448	0 550
SFLA	1032	1181	1100	1181	1181	1100
Att/Det Gar Sqft	440	440	260	391		350
Prior Land	\$13,400					
Prior Total	\$99,000					
Comp Land Estimate	\$18,100	\$16,900	\$18,700	\$21,800	\$16,600	\$18,800
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019	3/9/2020
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560	\$142,000
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900	\$142,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23	\$129.91
Total Adj Factors	\$76,600	\$84,200	\$82,300	\$93,000	\$82,800	\$80,600
Adjusted Sale Price		\$150,900	\$139,300	\$151,300	\$141,700	\$138,900
Comparable Estimate	\$144,400 (\$139.92/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-7	113.65-2-16	113.65-1-5	113.65-3-13	113.65-2-3	113.57-3-23
Owner	Sepulveda Michael R	Shurilla, Hannah	Subba, Bir D	Widelski, Diane	Raut, Upendra	Kehoe, Kim M
Address	32 Trudy Ln	25 Ceil Dr	12 Ceil Dr	19 Trudy Ln	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 128	86 x 123	50 x 149	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1220	1181	1181	1428	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 960	0 448	0 450
SFLA	1220	1181	1181	1428	1181	1100
Att/Det Gar Sqft	308	440	391	352		260
Prior Land	\$13,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,000	\$16,900	\$21,800	\$18,200	\$16,600	\$18,700
Sale Date		7/21/2020	11/26/2019	6/12/2020	7/11/2019	9/15/2020
Sale Price		\$158,500	\$164,900	\$170,000	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$170,300	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$119.26	\$125.23	\$131.82
Total Adj Factors	\$85,600	\$84,200	\$93,000	\$101,300	\$82,800	\$82,300
Adjusted Sale Price		\$159,900	\$160,300	\$154,600	\$150,700	\$148,300
Comparable Estimate	\$154,800 (\$126.89/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-19	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.57-3-23
Owner	Prenatt, Jacklyn N	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Kehoe, Kim M
Address	33 Trudy Ln	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 148	50 x 128	50 x 149	86 x 123	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1958 / 0	1956 / 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 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	0 / N	0 / N
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	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	1225	1181	1428	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 611	0 868	0 960	0 650	0 448	0 450
SFLA	1225	1181	1428	1181	1181	1100
Att/Det Gar Sqft	308	440	352	391		260
Prior Land	\$13,400					
Prior Total	\$108,000					
Comp Land Estimate	\$18,100	\$16,900	\$18,200	\$21,800	\$16,600	\$18,700
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	9/15/2020
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$145,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$145,000
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$131.82
Total Adj Factors	\$86,900	\$84,200	\$101,300	\$93,000	\$82,800	\$82,300
Adjusted Sale Price		\$161,200	\$155,900	\$161,600	\$152,000	\$149,600
Comparable Estimate	\$156,100 (\$127.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-3-20	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23	113.65-3-13
Owner	Howard, Gale E	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M	Widelski, Diane
Address	35 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	50 x 147	50 x 128	86 x 123	57 x 102	69 x 110	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	1150	1181	1181	1181	1100	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450	0 960
SFLA	1150	1181	1181	1181	1100	1428
Att/Det Gar Sqft	602	440	391		260	352
Prior Land	\$13,400					
Prior Total	\$106,000					
Comp Land Estimate	\$18,100	\$16,900	\$21,800	\$16,600	\$18,700	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	9/15/2020	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$145,000	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$145,000	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$131.82	\$119.26
Total Adj Factors	\$84,600	\$84,200	\$93,000	\$82,800	\$82,300	\$101,300
Adjusted Sale Price		\$158,900	\$159,300	\$149,700	\$147,300	\$153,600
Comparable Estimate	\$153,800 (\$133.74/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-8	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Cybulski, Matthew A	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	36 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1180	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 960	0 450
SFLA	1180	1181	1181	1181	1428	1100
Att/Det Gar Sqft	300	440	391		352	260
Prior Land	\$13,200					
Prior Total	\$94,000					
Comp Land Estimate	\$18,000	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$81,500	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$155,800	\$156,200	\$146,600	\$150,500	\$144,200
Comparable Estimate	\$150,700 (\$127.71/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-6	113.65-2-16	113.57-3-23	113.65-1-5	113.65-2-3	113.57-2-1
Owner	Vedella, Patricia	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Raut, Upendra	Ziolkowski, Sarah Lynn
Address	37 Trudy Ln	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 147	50 x 128	69 x 110	86 x 123	57 x 102	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1956 / 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 Yes	2 Hot air No	2 Hot air No	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 / 1	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1090	1181	1100	1181	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 650	0 448	0 550
SFLA	1090	1181	1100	1181	1181	1100
Att/Det Gar Sqft	330	440	260	391		350
Prior Land	\$13,400					
Prior Total	\$100,000					
Comp Land Estimate	\$18,100	\$16,900	\$18,700	\$21,800	\$16,600	\$18,800
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019	3/9/2020
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560	\$142,000
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900	\$142,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23	\$129.91
Total Adj Factors	\$80,400	\$84,200	\$82,300	\$93,000	\$82,800	\$80,600
Adjusted Sale Price		\$154,700	\$143,100	\$155,100	\$145,500	\$142,700
Comparable Estimate	\$148,200 (\$135.96/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-7	113.65-3-13	113.65-2-16	113.15-3-8	113.65-1-5	113.65-2-3
Owner	Cottrell, Renee L	Widelski, Diane	Shurilla, Hannah	Budziszewski, Paul	Subba, Bir D	Raut, Upendra
Address	39 Trudy Ln	19 Trudy Ln	25 Ceil Dr	2937 William St	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	57 x 133	50 x 149	50 x 128	63 x 374	86 x 123	57 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	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1956 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	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	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	1406	1428	1181	1430	1181	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 256	0 960	0 868	0 0	0 650	0 448
SFLA	1406	1428	1181	1430	1181	1181
Att/Det Gar Sqft	336	352	440	240	391	
Prior Land	\$14,200					
Prior Total	\$110,000					
Comp Land Estimate	\$19,000	\$18,200	\$16,900	\$24,000	\$21,800	\$16,600
Sale Date		6/12/2020	7/21/2020	8/14/2019	11/26/2019	7/11/2019
Sale Price		\$170,000	\$158,500	\$140,300	\$164,900	\$143,560
Time Adj Sale Price		\$170,300	\$158,500	\$144,100	\$167,700	\$147,900
TADJSP/SQFT		\$119.26	\$134.21	\$100.77	\$142.00	\$125.23
Total Adj Factors	\$97,500	\$101,300	\$84,200	\$100,100	\$93,000	\$82,800
Adjusted Sale Price		\$166,500	\$171,800	\$141,500	\$172,200	\$162,600
Comparable Estimate	\$162,900 (\$115.86/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.65-2-9	113.65-2-16	113.65-1-5	113.57-3-23	113.65-2-3	113.57-2-1
Owner	Gentile Michael A & Lisa	Shurilla, Hannah	Subba, Bir D	Kehoe, Kim M	Raut, Upendra	Ziolkowski, Sarah Lynn
Address	40 Trudy Ln	25 Ceil Dr	12 Ceil Dr	24 Vern Ln	14 Trudy Ln	29 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 145	50 x 128	86 x 123	69 x 110	57 x 102	70 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 0	1957 / 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 No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1112	1181	1181	1100	1181	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 450	0 448	0 550
SFLA	1112	1181	1181	1100	1181	1100
Att/Det Gar Sqft	352	440	391	260		350
Prior Land	\$13,400					
Prior Total	\$99,000					
Comp Land Estimate	\$18,000	\$16,900	\$21,800	\$18,700	\$16,600	\$18,800
Sale Date		7/21/2020	11/26/2019	9/15/2020	7/11/2019	3/9/2020
Sale Price		\$158,500	\$164,900	\$145,000	\$143,560	\$142,000
Time Adj Sale Price		\$158,500	\$167,700	\$145,000	\$147,900	\$142,900
TADJSP/SQFT		\$134.21	\$142.00	\$131.82	\$125.23	\$129.91
Total Adj Factors	\$76,600	\$84,200	\$93,000	\$82,300	\$82,800	\$80,600
Adjusted Sale Price		\$150,900	\$151,300	\$139,300	\$141,700	\$138,900
Comparable Estimate	\$144,400 (\$129.86/SFLA)					

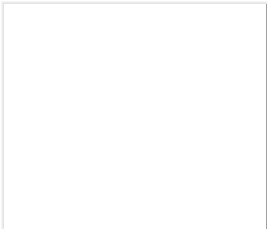


SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-8	113.73-3-12	113.65-2-16	113.42-4-27	113.34-1-2	113.65-3-13
Owner	Kontak, David	Daley, Steven R	Shurilla, Hannah	Buziak, Kimberly L	Ferrentino, Bryan	Widelski, Diane
Address	41 Trudy Ln	53 Trudy Ln	25 Ceil Dr	57 Constance Ln	91 Vern Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	55 x 122	51 x 102	50 x 128	50 x 110	56 x 227	50 x 149
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1956 / 0	1963 / 0	1959 / 0	1958 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 1	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	1236	1082	1181	1248	1193	1428
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 486	0 1068	0 868	0 0	0 0	0 960
SFLA	1236	1082	1181	1248	1193	1428
Att/Det Gar Sqft	330	330	440	308	440	352
Prior Land	\$13,400					
Prior Total	\$124,000					
Comp Land Estimate	\$17,900	\$15,300	\$16,900	\$15,700	\$22,100	\$18,200
Sale Date		9/17/2019	7/21/2020	5/18/2020	5/4/2020	6/12/2020
Sale Price		\$155,000	\$158,500	\$165,000	\$166,000	\$170,000
Time Adj Sale Price		\$158,600	\$158,500	\$165,600	\$166,600	\$170,300
TADJSP/SQFT		\$146.58	\$134.21	\$132.69	\$139.65	\$119.26
Total Adj Factors	\$111,600	\$90,000	\$84,200	\$97,900	\$101,900	\$101,300
Adjusted Sale Price		\$180,200	\$185,900	\$179,300	\$176,300	\$180,600
Comparable Estimate	\$180,500 (\$146.04/SFLA)					



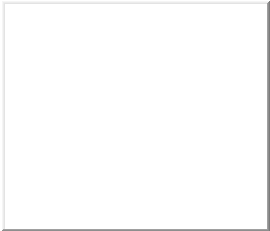
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-5	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13	113.57-3-23
Owner	Christ Lawrence M & W	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane	Kehoe, Kim M
Address	44 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln	24 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 128	86 x 123	57 x 102	50 x 149	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	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	4 Full 0
1st Sty Area	1181	1181	1181	1181	1428	1100
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 960	0 450
SFLA	1181	1181	1181	1181	1428	1100
Att/Det Gar Sqft	528	440	391		352	260
Prior Land	\$12,100					
Prior Total	\$105,000					
Comp Land Estimate	\$16,400	\$16,900	\$21,800	\$16,600	\$18,200	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020	9/15/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000	\$145,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300	\$145,000
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26	\$131.82
Total Adj Factors	\$84,100	\$84,200	\$93,000	\$82,800	\$101,300	\$82,300
Adjusted Sale Price		\$158,400	\$158,800	\$149,200	\$153,100	\$146,800
Comparable Estimate	\$153,300 (\$129.81/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-9	113.65-2-16	113.65-1-5	113.65-2-3	113.65-3-13
Owner	Sell, Edward B Jr	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Widelski, Diane
Address	45 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	66 x 151	50 x 128	86 x 123	57 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	02 Brick
Year Built/Eff Yr Built	1961 / 0	1956 / 0	1956 / 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 No	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
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	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	1181	1181	1181	1181	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 868	0 650	0 448	0 960
SFLA	1181	1181	1181	1181	1181
Att/Det Gar Sqft	484	440	391	352	260
Prior Land	\$16,100				
Prior Total	\$95,000				
Comp Land Estimate	\$21,300	\$16,900	\$21,800	\$16,600	\$18,200
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26
Total Adj Factors	\$78,300	\$84,200	\$93,000	\$82,800	\$101,300
Adjusted Sale Price		\$152,600	\$153,000	\$143,400	\$147,300
Comparable Estimate	\$147,500 (\$124.89/SFLA)				

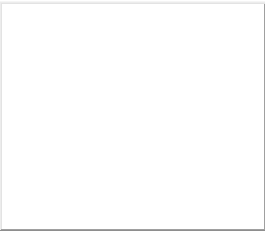
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-10	113.73-3-12	113.65-2-16	113.57-3-23	113.65-1-5
Owner	Fox, Paul A II	Daley, Steven R	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D
Address	47 Trudy Ln	53 Trudy Ln	25 Ceil Dr	24 Vern Ln	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	69 x 145	51 x 102	50 x 128	69 x 110	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1961 / 0	1959 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	2 Fair	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 No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1085	1082	1181	1100	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1068	0 868	0 450	0 650
SFLA	1085	1082	1181	1100	1181
Att/Det Gar Sqft	266	330	440	260	391
Prior Land	\$16,500				
Prior Total	\$95,450				
Comp Land Estimate	\$21,300	\$15,300	\$16,900	\$18,700	\$21,800
					\$16,600
Sale Date		9/17/2019	7/21/2020	9/15/2020	11/26/2019
Sale Price		\$155,000	\$158,500	\$145,000	\$164,900
Time Adj Sale Price		\$158,600	\$158,500	\$145,000	\$167,700
TADJSP/SQFT		\$146.58	\$134.21	\$131.82	\$142.00
					\$125.23
Total Adj Factors	\$62,200	\$90,000	\$84,200	\$82,300	\$93,000
Adjusted Sale Price		\$130,800	\$136,500	\$124,900	\$136,900
					\$82,800
Comparable Estimate	\$131,300 (\$121.01/SFLA)				\$127,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-4	113.65-3-13	113.65-2-16	113.65-1-23	113.15-3-8	113.65-1-5
Owner	Zawieruch, Cecelia	Widelski, Diane	Shurilla, Hannah	Pari, Sharon A	Budziszewski, Paul	Subba, Bir D
Address	48 Trudy Ln	19 Trudy Ln	25 Ceil Dr	110 Jane Dr	2937 William St	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	75 x 120	50 x 149	50 x 128	73 x 104	63 x 374	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1956 / 0	1966 / 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 Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	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	1489	1428	1181	1572	1430	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 960	0 868	0 360	0 0	0 650
SFLA	1489	1428	1181	1572	1430	1181
Att/Det Gar Sqft	479	352	440	327	240	391
Prior Land	\$15,800					
Prior Total	\$118,000					
Comp Land Estimate	\$20,200	\$18,200	\$16,900	\$18,600	\$24,000	\$21,800
Sale Date		6/12/2020	7/21/2020	7/19/2019	8/14/2019	11/26/2019
Sale Price		\$170,000	\$158,500	\$162,000	\$140,300	\$164,900
Time Adj Sale Price		\$170,300	\$158,500	\$166,900	\$144,100	\$167,700
TADJSP/SQFT		\$119.26	\$134.21	\$106.17	\$100.77	\$142.00
Total Adj Factors	\$105,300	\$101,300	\$84,200	\$107,600	\$100,100	\$93,000
Adjusted Sale Price		\$174,300	\$179,600	\$164,600	\$149,300	\$180,000
Comparable Estimate	\$169,600 (\$113.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-11.1	113.65-2-16	113.57-3-23	113.65-1-5	113.57-2-1
Owner	Armstrong, Scott A	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Ziolkowski, Sarah Lynn
Address	51 Trudy Ln	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	41 x 149	50 x 128	69 x 110	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 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 Yes	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	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	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	1098	1181	1100	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 154	0 868	0 450	0 650	0 448
SFLA	1098	1181	1100	1181	1100
Att/Det Gar Sqft	264	440	260	391	350
Prior Land	\$12,600				
Prior Total	\$114,291				
Comp Land Estimate	\$15,500	\$16,900	\$18,700	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23
Total Adj Factors	\$76,900	\$84,200	\$82,300	\$93,000	\$82,800
Adjusted Sale Price		\$151,200	\$139,600	\$151,600	\$142,000
Comparable Estimate	\$144,700 (\$131.79/SFLA)				\$139,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-3	113.65-2-16	113.65-1-5	113.65-2-3	113.57-3-23
Owner	Brognara-Schiavone, M	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M
Address	52 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	24 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	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 125	50 x 128	86 x 123	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1956 / 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 No	3 Hot wtr/stm 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	1 / 0	1 / 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	1181	1181	1181	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 270	0 868	0 650	0 448	0 450
SFLA	1181	1181	1181	1181	1100
Att/Det Gar Sqft	575	440	391	352	260
Prior Land	\$12,300				
Prior Total	\$130,000				
Comp Land Estimate	\$16,700	\$16,900	\$21,800	\$16,600	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26
Total Adj Factors	\$96,400	\$84,200	\$93,000	\$82,800	\$101,300
Adjusted Sale Price		\$170,700	\$171,100	\$161,500	\$165,400
Comparable Estimate	\$165,600 (\$140.22/SFLA)				

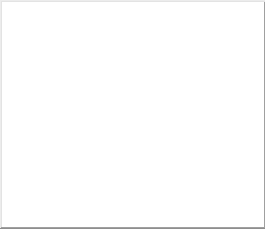
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-12.1	113.73-3-12	113.65-2-16	113.42-3-26	113.49-1-21	113.34-1-2
Owner	Daley, Steven R	Daley, Steven R	Shurilla, Hannah	Brusehaber, Scott M	Castillo, Paulino	Ferrentino, Bryan
Address	53 Trudy Ln	53 Trudy Ln	25 Ceil Dr	63 Joanne Ln	171 Ludwig Ave	91 Vern Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 124	51 x 102	50 x 128	50 x 110	60 x 146	56 x 227
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1956 / 0	1965 / 0	1957 / 0	1959 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1082	1082	1181	1148	988	1193
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1068	0 1068	0 868	0 400	0 0	0 0
SFLA	1082	1082	1181	1148	988	1193
Att/Det Gar Sqft	330	330	440	330	308	440
Prior Land	\$17,500					
Prior Total	\$128,650					
Comp Land Estimate	\$17,500	\$15,300	\$16,900	\$15,700	\$20,200	\$22,100
Sale Date		9/17/2019	7/21/2020	8/18/2020	9/19/2019	5/4/2020
Sale Price		\$155,000	\$158,500	\$175,000	\$149,900	\$166,000
Time Adj Sale Price		\$158,600	\$158,500	\$175,000	\$153,400	\$166,600
TADJSP/SQFT		\$146.58	\$134.21	\$152.44	\$155.26	\$139.65
Total Adj Factors	\$91,500	\$90,000	\$84,200	\$92,800	\$84,500	\$101,900
Adjusted Sale Price		\$160,100	\$165,800	\$173,700	\$160,400	\$156,200
Comparable Estimate	\$163,200 (\$150.83/SFLA)					



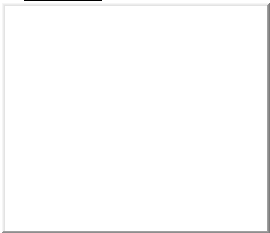
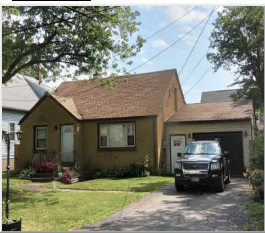
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-13	113.65-2-16	113.65-3-13	113.65-1-5	113.65-2-3	113.73-2-10
Owner	Dywinski, Patricia	Shurilla, Hannah	Widelski, Diane	Subba, Bir D	Raut, Upendra	Comisso, Erica L
Address	55 Trudy Ln	25 Ceil Dr	19 Trudy Ln	12 Ceil Dr	14 Trudy Ln	96 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	62 x 116	50 x 128	50 x 149	86 x 123	57 x 102	55 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 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	3 Hot wtr/stm 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	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1306	1181	1428	1181	1181	1306
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 960	0 650	0 448	0 400
SFLA	1306	1181	1428	1181	1181	1306
Att/Det Gar Sqft	396	440	352	391		320
Prior Land	\$13,900					
Prior Total	\$106,900					
Comp Land Estimate	\$18,300	\$16,900	\$18,200	\$21,800	\$16,600	\$19,500
Sale Date		7/21/2020	6/12/2020	11/26/2019	7/11/2019	6/4/2018
Sale Price		\$158,500	\$170,000	\$164,900	\$143,560	\$128,000
Time Adj Sale Price		\$158,500	\$170,300	\$167,700	\$147,900	\$139,900
TADJSP/SQFT		\$134.21	\$119.26	\$142.00	\$125.23	\$107.12
Total Adj Factors	\$90,400	\$84,200	\$101,300	\$93,000	\$82,800	\$92,400
Adjusted Sale Price		\$164,700	\$159,400	\$165,100	\$155,500	\$137,900
Comparable Estimate	\$156,500 (\$119.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-14	113.65-2-16	113.57-3-23	113.65-1-5	113.65-2-3
Owner	Brzezinski, Randal J	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Raut, Upendra
Address	57 Trudy Ln	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 122	50 x 128	69 x 110	86 x 123	57 x 102
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1956 / 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 Yes	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	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	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	1090	1181	1100	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 650	0 448
SFLA	1090	1181	1100	1181	1100
Att/Det Gar Sqft	345	440	260	391	350
Prior Land	\$12,100				
Prior Total	\$89,100				
Comp Land Estimate	\$16,500	\$16,900	\$18,700	\$21,800	\$16,600
Sale Date		7/21/2020	9/15/2020	11/26/2019	7/11/2019
Sale Price		\$158,500	\$145,000	\$164,900	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$125.23
Total Adj Factors	\$78,000	\$84,200	\$82,300	\$93,000	\$82,800
Adjusted Sale Price		\$152,300	\$140,700	\$152,700	\$143,100
Comparable Estimate	\$145,800 (\$133.76/SFLA)				\$80,600

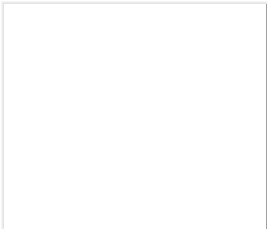
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.73-3-15	113.65-2-16	113.65-1-5	113.65-3-13	113.57-3-23
Owner	Dietz, Arthur J	Shurilla, Hannah	Subba, Bir D	Raut, Upendra	Kehoe, Kim M
Address	61 Trudy Ln	25 Ceil Dr	12 Ceil Dr	14 Trudy Ln	19 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143009	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 121	50 x 128	86 x 123	57 x 102	69 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1956 / 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 No	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
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	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	1180	1181	1181	1181	1100
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 650	0 448	0 450
SFLA	1180	1181	1181	1181	1100
Att/Det Gar Sqft	308	440	391	352	260
Prior Land	\$12,100				
Prior Total	\$85,000				
Comp Land Estimate	\$16,500	\$16,900	\$21,800	\$16,600	\$18,700
Sale Date		7/21/2020	11/26/2019	7/11/2019	6/12/2020
Sale Price		\$158,500	\$164,900	\$143,560	\$170,000
Time Adj Sale Price		\$158,500	\$167,700	\$147,900	\$170,300
TADJSP/SQFT		\$134.21	\$142.00	\$125.23	\$119.26
Total Adj Factors	\$81,400	\$84,200	\$93,000	\$82,800	\$101,300
Adjusted Sale Price		\$155,700	\$156,100	\$146,500	\$150,400
Comparable Estimate	\$150,600 (\$127.63/SFLA)				

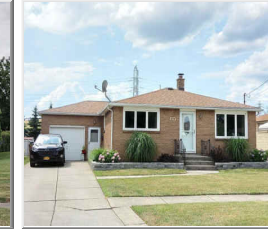
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.73-3-2	113.73-3-12	113.65-2-16	113.42-3-26	113.34-1-2	113.42-4-27
Owner	Grabowski Gerald & W	Daley, Steven R	Shurilla, Hannah	Brusehaber, Scott M	Ferrentino, Bryan	Buziak, Kimberly L
Address	64 Trudy Ln	53 Trudy Ln	25 Ceil Dr	63 Joanne Ln	91 Vern Ln	57 Constance Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143009	143009	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 120	51 x 102	50 x 128	50 x 110	56 x 227	50 x 110
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1956 / 0	1965 / 0	1959 / 0	1963 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	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	1140	1082	1181	1148	1193	1248
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1068	0 868	0 400	0 0	0 0
SFLA	1140	1082	1181	1148	1193	1248
Att/Det Gar Sqft	420	330	440	330	440	308
Prior Land	\$15,800					
Prior Total	\$112,000					
Comp Land Estimate	\$20,200	\$15,300	\$16,900	\$15,700	\$22,100	\$15,700
Sale Date		9/17/2019	7/21/2020	8/18/2020	5/4/2020	5/18/2020
Sale Price		\$155,000	\$158,500	\$175,000	\$166,000	\$165,000
Time Adj Sale Price		\$158,600	\$158,500	\$175,000	\$166,600	\$165,600
TADJSP/SQFT		\$146.58	\$134.21	\$152.44	\$139.65	\$132.69
Total Adj Factors	\$85,500	\$90,000	\$84,200	\$92,800	\$101,900	\$97,900
Adjusted Sale Price		\$154,100	\$159,800	\$167,700	\$150,200	\$153,200
Comparable Estimate	\$157,000 (\$137.72/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.02-1-2.1	113.12-3-7.1	124.22-3-3	113.49-1-17	124.22-2-1
Owner	Schiffhauer, Phyllis A	Aronberg, Ricky	Shanley, Nathan	Khounthy, Sanaxay	Keith-Tatum, Karen L
Address	2266 Union Rd	4 Bink St	11 Crisfield Ave	143 Ludwig Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	103 x 326	100 x 172	60 x 114	90 x 146	75 x 142
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	1950 / 0	1958 / 0	1959 / 0	1960 / 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 Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.7	1.5
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 1	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	740	1136	929	1004	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1295	1704	1625	1757	1530
Att/Det Gar Sqft	1,144	480	464	400	624
Prior Land	\$21,300				
Prior Total	\$120,000				
Comp Land Estimate	\$29,900	\$27,000	\$18,000	\$24,200	\$21,900
Sale Date		4/29/2020	11/13/2019	6/18/2019	7/23/2018
Sale Price		\$148,000	\$125,000	\$155,000	\$143,500
Time Adj Sale Price		\$148,700	\$127,100	\$160,200	\$156,000
TADJSP/SQFT		\$87.27	\$78.22	\$91.18	\$101.96
Total Adj Factors	\$91,500	\$94,000	\$73,900	\$95,700	\$89,200
Adjusted Sale Price		\$146,200	\$144,700	\$156,000	\$158,300
Comparable Estimate	\$151,800 (\$117.22/SFLA)				\$81,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.08-1-3.21/A	124.22-3-3	124.22-2-1	113.49-1-17	113.12-3-7.1
Owner	Shady Acres WNY LLC	Shanley, Nathan	Keith-Tatum, Karen L	Khounthy, Sanaxay	Aronberg, Ricky
Address	2296 Union Rd	11 Crisfield Ave	30 Crisfield Ave	143 Ludwig Ave	4 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	1.00	60 x 114	61 x 120	90 x 146	100 x 172
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1958 / 0	1962 / 0	1959 / 0	1950 / 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 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	1.7	1.7	1.7	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	929	880	1004	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600
SFLA	1566	1625	1540	1757	1704
Att/Det Gar Sqft		464	440	400	480
Prior Land	\$0				
Prior Total	\$102,090				
Comp Land Estimate	\$37,600	\$18,000	\$18,500	\$24,200	\$27,000
Sale Date		11/13/2019	11/29/2018	6/18/2019	4/29/2020
Sale Price		\$125,000	\$135,000	\$155,000	\$148,000
Time Adj Sale Price		\$127,100	\$143,500	\$160,200	\$148,700
TADJSP/SQFT		\$78.22	\$93.18	\$91.18	\$87.27
Total Adj Factors	\$93,700	\$73,900	\$81,300	\$95,700	\$94,000
Adjusted Sale Price		\$146,900	\$155,900	\$158,200	\$148,400
Comparable Estimate	\$154,000 (\$98.34/SFLA)				

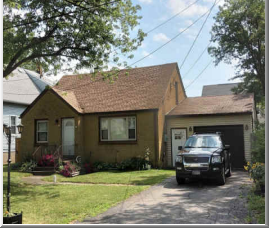
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.08-1-5.1	113.16-4-7	113.34-2-40	114.09-4-28	113.70-2-11
Owner	Kochel, Stanley J	Clamp, Russell	Rosario, Norma I	Lawal, Wasiu	La Mond, Lisa
Address	2330 Union Rd	18 Sunset Rd	117 Vern Ln	26 Park St	1368 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	122	122	122	123	120
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	119 x 376	60 x 123	55 x 110	42 x 150	45 x 120
Building Style	08 Old style	04 Cape cod	04 Cape cod	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1870 / 0	1948 / 0	1963 / 0	1926 / 0	1937 / 0
Condition	4 Good	4 Good	4 Good	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	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	2.0	2.0
Bedrooms	3	5	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1695	1126	1524	1114	936
2nd Sty Area	0	1110	0	396	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 0
SFLA	2166	2236	2343	1510	1776
Att/Det Gar Sqft		357		440	440
Prior Land	\$26,800				
Prior Total	\$120,000				
Comp Land Estimate	\$32,500	\$18,600	\$17,100	\$18,600	\$11,000
Sale Date		10/25/2019	4/28/2020	10/23/2019	6/23/2020
Sale Price		\$201,000	\$195,000	\$133,500	\$110,800
Time Adj Sale Price		\$205,000	\$196,000	\$136,200	\$111,000
TADJSP/SQFT		\$91.68	\$83.65	\$90.20	\$62.50
Total Adj Factors	\$115,800	\$135,900	\$130,100	\$80,900	\$61,900
Adjusted Sale Price		\$184,900	\$181,700	\$171,100	\$164,900
Comparable Estimate	\$177,300 (\$81.86/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	124.08-1-4.1	113.73-3-12	113.42-3-26	113.42-4-27	113.34-3-10	113.65-2-16
Owner	Tempestoso, Annamaria	Daley, Steven R	Brusehaber, Scott M	Buziak, Kimberly L	Pham, Tran Ngoc	Shurilla, Hannah
Address	2336 Union Rd	53 Trudy Ln	63 Joanne Ln	57 Constance Ln	111 Fairelm Ln	25 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	65 x 411	51 x 102	50 x 110	50 x 110	80 x 99	50 x 128
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1959 / 0	1965 / 0	1963 / 0	1965 / 0	1956 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air 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 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1082	1148	1248	1074	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 1068	0 400	0 0	0 0	0 868
SFLA	1092	1082	1148	1248	1074	1181
Att/Det Gar Sqft	308	330	330	308	308	440
Prior Land	\$18,500					
Prior Total	\$110,000					
Comp Land Estimate	\$24,400	\$15,300	\$15,700	\$15,700	\$18,800	\$16,900
Sale Date		9/17/2019	8/18/2020	5/18/2020	11/26/2019	7/21/2020
Sale Price		\$155,000	\$175,000	\$165,000	\$159,000	\$158,500
Time Adj Sale Price		\$158,600	\$175,000	\$165,600	\$161,700	\$158,500
TADJSP/SQFT		\$146.58	\$152.44	\$132.69	\$150.56	\$134.21
Total Adj Factors	\$94,300	\$90,000	\$92,800	\$97,900	\$88,900	\$84,200
Adjusted Sale Price		\$162,900	\$176,500	\$162,000	\$167,100	\$168,600
Comparable Estimate	\$167,400 (\$153.3/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.08-1-3.1	113.65-2-16	113.57-3-23	113.57-2-1	113.65-1-5
Owner	Wroblewski, Lawrence I	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Subba, Bir D
Address	2340 Union Rd	25 Ceil Dr	24 Vern Ln	29 Vern Ln	12 Ceil Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	65 x 447	50 x 128	69 x 110	70 x 110	86 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1974 / 0	1956 / 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 No	2 Hot air No	3 Hot wtr/stm 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	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	1092	1181	1100	1100	1181
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 650
SFLA	1092	1181	1100	1100	1181
Att/Det Gar Sqft	308	440	260	350	391
Prior Land	\$18,500				
Prior Total	\$106,000				
Comp Land Estimate	\$24,500	\$16,900	\$18,700	\$18,800	\$21,800
Sale Date		7/21/2020	9/15/2020	3/9/2020	11/26/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$164,900
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$167,700
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$142.00
Total Adj Factors	\$84,400	\$84,200	\$82,300	\$80,600	\$93,000
Adjusted Sale Price		\$158,700	\$147,100	\$146,700	\$159,100
Comparable Estimate	\$156,100 (\$142.95/SFLA)				



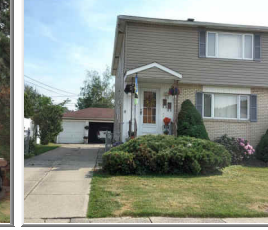
SWIS	143089	143089	143089	143089	143089	143089
Print Key	124.08-1-2	113.65-2-16	113.57-3-23	113.65-1-5	113.57-2-1	113.65-2-3
Owner	Tylec, Jennifer L	Shurilla, Hannah	Kehoe, Kim M	Subba, Bir D	Ziolkowski, Sarah Lynn	Raut, Upendra
Address	2344 Union Rd	25 Ceil Dr	24 Vern Ln	12 Ceil Dr	29 Vern Ln	14 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122	122
School Code	143001	143009	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	100 x 1001	50 x 128	69 x 110	86 x 123	70 x 110	57 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	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	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	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	4 Full 0
1st Sty Area	1136	1181	1100	1181	1100	1181
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 650	0 550	0 448
SFLA	1136	1181	1100	1181	1100	1181
Att/Det Gar Sqft	484	440	260	391	350	
Prior Land	\$23,900					
Prior Total	\$100,000					
Comp Land Estimate	\$32,500	\$16,900	\$18,700	\$21,800	\$18,800	\$16,600
Sale Date		7/21/2020	9/15/2020	11/26/2019	3/9/2020	7/11/2019
Sale Price		\$158,500	\$145,000	\$164,900	\$142,000	\$143,560
Time Adj Sale Price		\$158,500	\$145,000	\$167,700	\$142,900	\$147,900
TADJSP/SQFT		\$134.21	\$131.82	\$142.00	\$129.91	\$125.23
Total Adj Factors	\$93,000	\$84,200	\$82,300	\$93,000	\$80,600	\$82,800
Adjusted Sale Price		\$167,300	\$155,700	\$167,700	\$155,300	\$158,100
Comparable Estimate	\$160,800 (\$141.55/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.08-1-1.2	113.12-3-7.1	113.49-1-17	113.12-1-42	124.22-3-3
Owner	Cieslak, Amanda C	Aronberg, Ricky	Khounthy, Sanaxay	Paolini, Michael P	Shanley, Nathan
Address	2360 Union Rd	4 Bink St	143 Ludwig Ave	7 Bink St	11 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	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	73 x 930	100 x 172	90 x 146	75 x 142	60 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1937 / 0	1950 / 0	1959 / 0	1960 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	4	4	4	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	988	1136	1004	1020	929
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0
SFLA	1464	1704	1757	1530	1625
Att/Det Gar Sqft	462	480	400	624	464
Prior Land	\$21,500				
Prior Total	\$95,000				
Comp Land Estimate	\$27,700	\$27,000	\$24,200	\$21,900	\$18,000
Sale Date		4/29/2020	6/18/2019	7/23/2018	11/13/2019
Sale Price		\$148,000	\$155,000	\$143,500	\$125,000
Time Adj Sale Price		\$148,700	\$160,200	\$156,000	\$127,100
TADJSP/SQFT		\$87.27	\$91.18	\$101.96	\$78.22
Total Adj Factors	\$82,700	\$94,000	\$95,700	\$89,200	\$73,900
Adjusted Sale Price		\$137,400	\$147,200	\$149,500	\$135,900
Comparable Estimate	\$143,000 (\$97.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	124.08-1-1.11	113.55-5-11	113.65-3-13	113.71-8-2	113.15-3-8
Owner	Farnham, Bruce	Jackson, Kathleen M	Widelski, Diane	Otamere, Trina D	Budziszewski, Paul
Address	2378 Union Rd	97 Girard Ave	19 Trudy Ln	295 Parker St	2937 William St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	120	122	120	122
School Code	143001	143009	143009	143009	143001
Site No.	1	1	1	1	1
Land Size	172 x 756	63 x 108	50 x 149	60 x 119	63 x 374
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1915 / 0	1927 / 0	1958 / 0	1900 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.0	1.3	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1041	1070	1428	1244	1430
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 960	0 0	0 0
SFLA	1470	1520	1428	1343	1430
Att/Det Gar Sqft	528	399	352	528	240
Prior Land	\$35,000				
Prior Total	\$105,100				
Comp Land Estimate	\$43,000	\$13,000	\$18,200	\$13,000	\$24,000
Sale Date		9/30/2019	6/12/2020	1/3/2020	8/14/2019
Sale Price		\$125,600	\$170,000	\$111,000	\$140,300
Time Adj Sale Price		\$128,500	\$170,300	\$112,100	\$144,100
TADJSP/SQFT		\$84.54	\$119.26	\$83.47	\$100.77
Total Adj Factors	\$84,900	\$48,100	\$101,300	\$47,400	\$100,100
Adjusted Sale Price		\$165,300	\$153,900	\$149,600	\$128,900
Comparable Estimate	\$146,200 (\$99.46/SFLA)				\$43,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.20-1-20	113.65-2-16	113.57-3-23	113.57-2-1	113.73-3-12
Owner	Copece, Samuel	Shurilla, Hannah	Kehoe, Kim M	Ziolkowski, Sarah Lynn	Daley, Steven R
Address	2396 Union Rd	25 Ceil Dr	24 Vern Ln	29 Vern Ln	53 Trudy Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	149 x 410	50 x 128	69 x 110	70 x 110	51 x 102
Building Style	08 Old style	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1919 / 0	1956 / 0	1957 / 0	1955 / 0	1959 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
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 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	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 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	1096	1181	1100	1100	1082
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 868	0 450	0 550	0 1068
SFLA	1096	1181	1100	1100	1082
Att/Det Gar Sqft		440	260	350	330
Prior Land	\$31,500				
Prior Total	\$74,783				
Comp Land Estimate	\$37,300	\$16,900	\$18,700	\$18,800	\$15,300
Sale Date		7/21/2020	9/15/2020	3/9/2020	9/17/2019
Sale Price		\$158,500	\$145,000	\$142,000	\$155,000
Time Adj Sale Price		\$158,500	\$145,000	\$142,900	\$158,600
TADJSP/SQFT		\$134.21	\$131.82	\$129.91	\$146.58
Total Adj Factors	\$44,400	\$84,200	\$82,300	\$80,600	\$90,000
Adjusted Sale Price		\$118,700	\$107,100	\$106,700	\$113,000
Comparable Estimate	\$109,500 (\$99.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.20-1-18	113.71-8-2	113.70-2-11	113.12-3-7.1	113.55-5-11
Owner	Privatera, Mark C	Otamere, Trina D	La Mond, Lisa	Aronberg, Ricky	Jackson, Kathleen M
Address	2442 Union Rd	295 Parker St	1368 Harlem Rd	4 Bink 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	122	120	120	122	120
School Code	143001	143009	143009	143001	143009
Site No.	1	1	1	1	1
Land Size	276 x 696	60 x 119	45 x 120	100 x 172	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	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	1844 / 0	1900 / 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 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 Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	2.0	1.5	1.5
Bedrooms	5	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 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	957	1244	936	1136	1070
2nd Sty Area	759	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1716	1343	1776	1704	1520
Att/Det Gar Sqft		528	440	480	399
Prior Land	\$51,100				
Prior Total	\$117,400				
Comp Land Estimate	\$59,400	\$13,000	\$11,000	\$27,000	\$13,000
Sale Date		1/3/2020	6/23/2020	4/29/2020	9/30/2019
Sale Price		\$111,000	\$110,800	\$148,000	\$125,600
Time Adj Sale Price		\$112,100	\$111,000	\$148,700	\$128,500
TADJSP/SQFT		\$83.47	\$62.50	\$87.27	\$84.54
Total Adj Factors	\$100,300	\$47,400	\$61,900	\$94,000	\$48,100
Adjusted Sale Price		\$165,000	\$149,400	\$155,000	\$180,700
Comparable Estimate	\$172,000 (\$100.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.20-1-16.2	113.50-5-5	113.34-1-17	113.12-1-26	113.34-1-42
Owner	Marczak , John J	Al Mamun, Abdullah	Castlebrook Developme	Bell, Anthony M	Heinold, Taylor M
Address	2466 Union Rd	14 Fair Oaks Ln	29 Sandy Ln	3 Marie Ave	119 Fair elm Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	76 x 118	50 x 105	60 x 190	50 x 112	75 x 102
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1965 / 0	1969 / 0	1970 / 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 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	6	6	6	6
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	1176	1218	1134	1144	1216
2nd Sty Area	1274	1218	1161	1144	1050
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0
SFLA	2450	2436	2295	2288	2266
Att/Det Gar Sqft		400	572	462	273
Prior Land	\$15,600				
Prior Total	\$136,000				
Comp Land Estimate	\$20,200	\$15,300	\$22,100	\$15,900	\$18,600
Sale Date		9/29/2020	6/15/2020	12/27/2019	6/3/2020
Sale Price		\$216,000	\$211,000	\$185,000	\$185,000
Time Adj Sale Price		\$216,000	\$211,400	\$187,500	\$185,300
TADJSP/SQFT		\$88.67	\$92.11	\$81.95	\$81.77
Total Adj Factors	\$100,700	\$102,200	\$100,500	\$98,600	\$93,200
Adjusted Sale Price		\$214,500	\$211,600	\$189,600	\$192,800
Comparable Estimate	\$201,300 (\$82.16/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-1-13	113.12-3-7.1	113.49-1-17	113.12-1-42	124.22-3-3	113.16-4-7
Owner	Minorczyk Thomas P	Aronberg, Ricky	Khounthy, Sanaxay	Paolini, Michael P	Shanley, Nathan	Clamp, Russell
Address	2482 Union Rd	4 Bink St	143 Ludwig Ave	7 Bink St	11 Crisfield Ave	18 Sunset 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	122	122	122	122	122	122
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	1.40	100 x 172	90 x 146	75 x 142	60 x 114	60 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1939 / 0	1950 / 0	1959 / 0	1960 / 0	1958 / 0	1948 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7	2.0
Bedrooms	4	4	4	4	3	5
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1157	1136	1004	1020	929	1126
2nd Sty Area	0	0	0	0	0	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1547	1704	1757	1530	1625	2236
Att/Det Gar Sqft	648	480	400	624	464	357
Prior Land	\$23,400					
Prior Total	\$140,000					
Comp Land Estimate	\$41,600	\$27,000	\$24,200	\$21,900	\$18,000	\$18,600
Sale Date		4/29/2020	6/18/2019	7/23/2018	11/13/2019	10/25/2019
Sale Price		\$148,000	\$155,000	\$143,500	\$125,000	\$201,000
Time Adj Sale Price		\$148,700	\$160,200	\$156,000	\$127,100	\$205,000
TADJSP/SQFT		\$87.27	\$91.18	\$101.96	\$78.22	\$91.68
Total Adj Factors	\$111,600	\$94,000	\$95,700	\$89,200	\$73,900	\$135,900
Adjusted Sale Price		\$166,300	\$176,100	\$178,400	\$164,800	\$180,700
Comparable Estimate	\$173,300 (\$112.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.20-1-12	113.12-3-7.1	113.16-4-7	113.12-1-42	124.22-3-3
Owner	Fetzer, Joseph	Aronberg, Ricky	Clamp, Russell	Paolini, Michael P	Khounthy, Sanaxay
Address	2492 Union Rd	4 Bink St	18 Sunset Rd	7 Bink St	143 Ludwig Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	122	122	122	122	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	62 x 400	100 x 172	60 x 123	75 x 142	90 x 146
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	02 Brick
Year Built/Eff Yr Built	1946 / 0	1950 / 0	1948 / 0	1960 / 0	1958 / 0
Condition	2 Fair	3 Normal	4 Good	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	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	1.5	1.7
Bedrooms	2	4	5	4	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	748	1136	1126	1020	1004
2nd Sty Area	0	0	1110	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0
SFLA	748	1704	2236	1530	1757
Att/Det Gar Sqft	500	480	357	624	400
Prior Land	\$18,100				
Prior Total	\$80,000				
Comp Land Estimate	\$23,900	\$27,000	\$18,600	\$21,900	\$24,200
					\$18,000
Sale Date		4/29/2020	10/25/2019	7/23/2018	6/18/2019
Sale Price		\$148,000	\$201,000	\$143,500	\$155,000
Time Adj Sale Price		\$148,700	\$205,000	\$156,000	\$160,200
TADJSP/SQFT		\$87.27	\$91.68	\$101.96	\$91.18
					\$78.22
Total Adj Factors	\$46,200	\$94,000	\$135,900	\$89,200	\$95,700
Adjusted Sale Price		\$100,900	\$115,300	\$113,000	\$110,700
					\$73,900
Comparable Estimate	\$107,900 (\$144.25/SFLA)				\$99,400