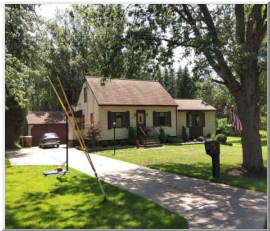


	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-24	115.05-4-8	114.11-2-1	114.02-4-36	114.02-5-11	114.12-1-7.112
Owner	LaBruna, Jason J	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Kadish, Courtney N	Lounsbury, Joseph C
Address	5 Anderson Pl	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	173 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	49 x 362	75 x 112	100 x 400	100 x 337	100 x 332	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1955 / 0	1952 / 0	1950 / 0	1955 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	4	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	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1046	1080	906	738	1456	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 0	0 240
SFLA	1406	1620	1585	1089	1456	1314
Att/Det Gar Sqft	440	520	220	200	832	440
Prior Land	\$19,400					
Prior Total	\$121,000					
Comp Land Estimate	\$24,900	\$26,700	\$41,900	\$41,400	\$41,400	\$43,600
Sale Date		5/3/2018	8/28/2019	10/31/2019	5/13/2019	8/12/2020
Sale Price		\$202,000	\$127,000	\$143,000	\$165,000	\$200,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$171,100	\$200,000
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$117.51	\$152.21
Total Adj Factors	\$83,500	\$122,700	\$54,100	\$78,000	\$102,300	\$107,900
Adjusted Sale Price		\$182,900	\$159,800	\$151,400	\$152,300	\$175,600
Comparable Estimate	\$164,400 (\$116.93/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-23.111	114.07-6-12	114.07-5-1	114.07-4-16	114.07-8-11
Owner	Piowarski, Paul G	Abdulla, Abdulhafed M	DeGeorge, Bilyana	Diebold, Patrick W	Trumble, Brett
Address	8 Anderson Pl	35 Honorine Dr	48 Old Stone Rd	83 Old Stone Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	101 x 241	80 x 130	90 x 130	85 x 130	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1995 / 0	1975 / 0	1974 / 0	1977 / 0	1978 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1191	1188	1143	1089	884
2nd Sty Area	1030	960	1192	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2221	2148	2335	1880	1950
Att/Det Gar Sqft	462	230	528	456	286
Prior Land	\$32,100				
Prior Total	\$191,000				
Comp Land Estimate	\$40,800	\$30,000	\$32,100	\$31,200	\$28,300
Sale Date		12/3/2019	8/7/2020	6/25/2018	3/2/2018
Sale Price		\$214,900	\$254,000	\$221,500	\$206,000
Time Adj Sale Price		\$217,800	\$254,000	\$242,200	\$229,000
TADJSP/SQFT		\$101.40	\$108.78	\$128.83	\$117.44
Total Adj Factors	\$159,700	\$111,500	\$142,400	\$121,700	\$110,800
Adjusted Sale Price		\$266,000	\$271,300	\$280,200	\$277,900
Comparable Estimate	\$271,600 (\$122.29/SFLA)				\$104,200

<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	115.05-13-18	115.05-13-19	114.02-6-22	114.02-8-35	114.02-9-26
Owner	Joost, Charles R Jr	Potozniak, Elizabeth M	Nati, Andrew J	Sumpter, Brandon	Walker, Jonathan E
Address	2 Autumn Ln	6 Autumn Ln	40 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	130 x 100	73 x 100	71 x 122	70 x 130	70 x 136
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1979 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 396	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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2
1st Sty Area	1540	1045	1723	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	396 0	812 0	300 0	0 0	525 0
SFLA	1936	1857	2023	1836	1779
Att/Det Gar Sqft					
Prior Land	\$28,900				
Prior Total	\$163,000				
Comp Land Estimate	\$34,200	\$24,700	\$26,900	\$27,500	\$28,100
Sale Date		11/4/2020	9/11/2018	9/5/2019	11/2/2020
Sale Price		\$250,000	\$222,000	\$235,000	\$230,000
Time Adj Sale Price		\$250,000	\$238,600	\$240,500	\$230,000
TADJSP/SQFT		\$134.63	\$117.94	\$130.99	\$129.29
Total Adj Factors	\$119,800	\$111,300	\$120,300	\$114,900	\$110,300
Adjusted Sale Price		\$258,500	\$238,100	\$245,400	\$239,500
Comparable Estimate	\$246,500 (\$127.32/SFLA)				\$102,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-17	115.05-13-27	114.02-6-7.1	114.02-4-8	114.02-5-11
Owner	Richards, Wendy S	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N
Address	3 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	162 x 110	72 x 100	70 x 160	100 x 325	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1983 / 0	1976 / 0	1973 / 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 90
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	1 / N	1 / 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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1546	1318	1708	1676	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 775	0 0	0 300	0 0	0 0
SFLA	1546	1318	1708	1676	1456
Att/Det Gar Sqft	400	440	529	572	832
Prior Land	\$35,200				
Prior Total	\$145,200				
Comp Land Estimate	\$40,100	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	1/14/2020	5/13/2019
Sale Price		\$161,500	\$177,000	\$195,000	\$165,000
Time Adj Sale Price		\$162,300	\$189,200	\$197,000	\$171,100
TADJSP/SQFT		\$123.14	\$110.77	\$117.54	\$117.51
Total Adj Factors	\$125,000	\$97,100	\$121,000	\$131,200	\$102,300
Adjusted Sale Price		\$190,200	\$193,200	\$190,800	\$193,800
Comparable Estimate	\$192,500 (\$124.51/SFLA)				\$96,700

	<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	115.05-13-19	115.05-13-19	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-22
Owner	Potozniak, Elizabeth M	Potozniak, Elizabeth M	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Nati, Andrew J
Address	6 Autumn Ln	6 Autumn Ln	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 100	73 x 100	70 x 130	70 x 136	60 x 120	71 x 122
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 812	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2
1st Sty Area	1045	1045	1836	1254	1726	1723
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	812 0	812 0	0 0	525 0	0 0	300 0
SFLA	1857	1857	1836	1779	1726	2023
Att/Det Gar Sqft						
Prior Land	\$20,500					
Prior Total	\$158,000					
Comp Land Estimate	\$24,700	\$24,700	\$27,500	\$28,100	\$24,000	\$26,900
Sale Date		11/4/2020	9/5/2019	11/2/2020	3/16/2018	9/11/2018
Sale Price		\$250,000	\$235,000	\$230,000	\$210,000	\$222,000
Time Adj Sale Price		\$250,000	\$240,500	\$230,000	\$233,500	\$238,600
TADJSP/SQFT		\$134.63	\$130.99	\$129.29	\$135.28	\$117.94
Total Adj Factors	\$111,300	\$111,300	\$114,900	\$110,300	\$102,500	\$120,300
Adjusted Sale Price		\$250,000	\$236,900	\$231,000	\$242,300	\$229,600
Comparable Estimate	\$238,000 (\$128.16/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-16	115.05-13-27	114.02-6-7.1	114.02-5-11	114.02-4-8
Owner	Imes, Jennifer L	Liberti, Joseph M	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M
Address	7 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	173 Messer Ave	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	65 x 124	72 x 100	70 x 160	100 x 332	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1979 / 0	1983 / 0	1976 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1492	1318	1708	1456	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1492	1318	1708	1456	1676
Att/Det Gar Sqft	240	440	529	832	572
Prior Land	\$20,500				
Prior Total	\$135,500				
Comp Land Estimate	\$25,600	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	5/13/2019	1/14/2020
Sale Price		\$161,500	\$177,000	\$165,000	\$195,000
Time Adj Sale Price		\$162,300	\$189,200	\$171,100	\$197,000
TADJSP/SQFT		\$123.14	\$110.77	\$117.51	\$117.54
Total Adj Factors	\$104,400	\$97,100	\$121,000	\$102,300	\$131,200
Adjusted Sale Price		\$169,600	\$172,600	\$173,200	\$170,200
Comparable Estimate	\$171,900 (\$115.21/SFLA)				\$96,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-13-20	115.05-13-19	114.02-8-35	114.02-6-22	114.02-9-26	114.02-7-39
Owner	Bajer Michael & Joyce E	Potozniak, Elizabeth M	Sumpter, Brandon	Nati, Andrew J	Walker, Jonathan E	Jacus, Megan O'Brien
Address	10 Autumn Ln	6 Autumn Ln	43 Irondale Dr	40 Cromwell Dr	107 Croydon Dr	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 100	73 x 100	70 x 130	71 x 122	70 x 136	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1976 / 0	1975 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 410	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1499	1045	1836	1723	1254	1726
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	410 0	812 0	0 0	300 0	525 0	0 0
SFLA	1909	1857	1836	2023	1779	1726
Att/Det Gar Sqft						
Prior Land	\$20,200					
Prior Total	\$154,800					
Comp Land Estimate	\$24,500	\$24,700	\$27,500	\$26,900	\$28,100	\$24,000
Sale Date		11/4/2020	9/5/2019	9/11/2018	11/2/2020	3/16/2018
Sale Price		\$250,000	\$235,000	\$222,000	\$230,000	\$210,000
Time Adj Sale Price		\$250,000	\$240,500	\$238,600	\$230,000	\$233,500
TADJSP/SQFT		\$134.63	\$130.99	\$117.94	\$129.29	\$135.28
Total Adj Factors	\$113,500	\$111,300	\$114,900	\$120,300	\$110,300	\$102,500
Adjusted Sale Price		\$252,200	\$239,100	\$231,800	\$233,200	\$244,500
Comparable Estimate	\$240,200 (\$125.83/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-15	115.05-13-19	114.02-6-22	114.02-8-35	114.02-4-18
Owner	Miller, David J	Potozniak, Elizabeth M	Nati, Andrew J	Sumpter, Brandon	Gawel, Christianne E
Address	11 Autumn Ln	6 Autumn Ln	40 Cromwell Dr	43 Irondale Dr	208 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 128	73 x 100	71 x 122	70 x 130	100 x 325
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	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 547	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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1468	1045	1723	1836	1680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	547 0	812 0	300 0	0 0	504 0
SFLA	2015	1857	2023	1836	2184
Att/Det Gar Sqft					
Prior Land	\$19,000				
Prior Total	\$164,500				
Comp Land Estimate	\$24,800	\$24,700	\$26,900	\$27,500	\$41,400
Sale Date		11/4/2020	9/11/2018	9/5/2019	10/12/2018
Sale Price		\$250,000	\$222,000	\$235,000	\$227,000
Time Adj Sale Price		\$250,000	\$238,600	\$240,500	\$242,600
TADJSP/SQFT		\$134.63	\$117.94	\$130.99	\$111.08
Total Adj Factors	\$116,600	\$111,300	\$120,300	\$114,900	\$135,300
Adjusted Sale Price		\$255,300	\$234,900	\$242,200	\$223,900
Comparable Estimate	\$238,500 (\$118.36/SFLA)				\$236,300

	<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	115.05-13-21	115.05-13-27	114.02-6-7.1	114.02-4-8	114.02-5-11	114.07-9-14
Owner	Silvestri, Robert J	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Palermo, Salvatore
Address	14 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 100	72 x 100	70 x 160	100 x 325	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1983 / 0	1976 / 0	1973 / 0	1955 / 0	1973 / 0
Condition	3 Normal	3 Normal	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	3 Hot wtr/stm 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	1 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1534	1318	1708	1676	1456	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 0
SFLA	1534	1318	1708	1676	1456	1358
Att/Det Gar Sqft	440	440	529	572	832	504
Prior Land	\$20,500					
Prior Total	\$140,000					
Comp Land Estimate	\$24,700	\$24,500	\$30,100	\$41,400	\$41,400	\$29,400
Sale Date		4/25/2020	10/10/2018	1/14/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$177,000	\$195,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$189,200	\$197,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$110.77	\$117.54	\$117.51	\$122.46
Total Adj Factors	\$108,600	\$97,100	\$121,000	\$131,200	\$102,300	\$96,700
Adjusted Sale Price		\$173,800	\$176,800	\$174,400	\$177,400	\$178,200
Comparable Estimate	\$176,100 (\$114.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-13-14	114.02-4-18	114.02-6-22	115.05-13-19	114.02-8-35	114.08-3-3
Owner	O'Rourke, JoAnn	Gawel, Christianne E	Nati, Andrew J	Potozniak, Elizabeth M	Sumpter, Brandon	Hanagan, Jack
Address	15 Autumn Ln	208 Messer Ave	40 Cromwell Dr	6 Autumn Ln	43 Irondale Dr	45 Keicher 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	100 x 325	71 x 122	73 x 100	70 x 130	112 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1977 / 0	1975 / 0	1979 / 0	1976 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 320	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1872	1680	1723	1045	1836	1626
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	320 0	504 0	300 0	812 0	0 0	706 0
SFLA	2192	2184	2023	1857	1836	2332
Att/Det Gar Sqft						
Prior Land	\$19,000					
Prior Total	\$165,000					
Comp Land Estimate	\$24,800	\$41,400	\$26,900	\$24,700	\$27,500	\$33,300
Sale Date		10/12/2018	9/11/2018	11/4/2020	9/5/2019	7/28/2020
Sale Price		\$227,000	\$222,000	\$250,000	\$235,000	\$230,000
Time Adj Sale Price		\$242,600	\$238,600	\$250,000	\$240,500	\$230,000
TADJSP/SQFT		\$111.08	\$117.94	\$134.63	\$130.99	\$98.63
Total Adj Factors	\$124,300	\$135,300	\$120,300	\$111,300	\$114,900	\$136,800
Adjusted Sale Price		\$231,600	\$242,600	\$263,000	\$249,900	\$217,500
Comparable Estimate	\$240,900 (\$109.9/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	115.05-13-22	115.05-13-19	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Kresin Michael E & Nor	Potozniak, Elizabeth M	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	18 Autumn Ln	6 Autumn Ln	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 100	73 x 100	70 x 130	70 x 136	60 x 120	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 388	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1418	1045	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	388 0	812 0	0 0	525 0	0 0	276 0
SFLA	1806	1857	1836	1779	1726	1682
Att/Det Gar Sqft						
Prior Land	\$20,200					
Prior Total	\$157,000					
Comp Land Estimate	\$24,500	\$24,700	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		11/4/2020	9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$250,000	\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$250,000	\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$134.63	\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$107,300	\$111,300	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$246,000	\$232,900	\$227,000	\$238,300	\$203,100
Comparable Estimate	\$229,500 (\$127.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-13	115.05-13-27	114.02-6-7.1	114.02-4-8	114.02-5-11
Owner	Lazzaro, Thomas J	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N
Address	19 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 127	72 x 100	70 x 160	100 x 325	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1983 / 0	1976 / 0	1973 / 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 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
Fireplace/Ingrd Pool	1 / N	1 / 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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1556	1318	1708	1676	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1556	1318	1708	1676	1456
Att/Det Gar Sqft	400	440	529	572	832
Prior Land	\$19,000				
Prior Total	\$147,000				
Comp Land Estimate	\$24,700	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	1/14/2020	5/13/2019
Sale Price		\$161,500	\$177,000	\$195,000	\$165,000
Time Adj Sale Price		\$162,300	\$189,200	\$197,000	\$171,100
TADJSP/SQFT		\$123.14	\$110.77	\$117.54	\$117.51
Total Adj Factors	\$109,200	\$97,100	\$121,000	\$131,200	\$102,300
Adjusted Sale Price		\$174,400	\$177,400	\$175,000	\$178,000
Comparable Estimate	\$176,700 (\$113.56/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-13-23	114.02-6-22	114.02-4-18	115.05-13-19	114.02-8-35	114.08-3-3
Owner	Davis, Justin E	Nati, Andrew J	Gawel, Christianne E	Potozniak, Elizabeth M	Sumpter, Brandon	Hanagan, Jack
Address	22 Autumn Ln	40 Cromwell Dr	208 Messer Ave	6 Autumn Ln	43 Irondale Dr	45 Keicher 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 85	71 x 122	100 x 325	73 x 100	70 x 130	112 x 109
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1975 / 0	1977 / 0	1979 / 0	1976 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 879	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1269	1723	1680	1045	1836	1626
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	879 0	300 0	504 0	812 0	0 0	706 0
SFLA	2148	2023	2184	1857	1836	2332
Att/Det Gar Sqft						
Prior Land	\$22,900					
Prior Total	\$166,100					
Comp Land Estimate	\$27,600	\$26,900	\$41,400	\$24,700	\$27,500	\$33,300
Sale Date		9/11/2018	10/12/2018	11/4/2020	9/5/2019	7/28/2020
Sale Price		\$222,000	\$227,000	\$250,000	\$235,000	\$230,000
Time Adj Sale Price		\$238,600	\$242,600	\$250,000	\$240,500	\$230,000
TADJSP/SQFT		\$117.94	\$111.08	\$134.63	\$130.99	\$98.63
Total Adj Factors	\$127,100	\$120,300	\$135,300	\$111,300	\$114,900	\$136,800
Adjusted Sale Price		\$245,400	\$234,400	\$265,800	\$252,700	\$220,300
Comparable Estimate	\$243,700 (\$113.45/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-12	115.05-13-27	114.02-6-7.1	114.02-5-11	114.02-4-8
Owner	Pecoraro, Joseph P	Liberti, Joseph M	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M
Address	23 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	173 Messer Ave	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 126	72 x 100	70 x 160	100 x 332	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1979 / 0	1983 / 0	1976 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1476	1318	1708	1456	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1476	1318	1708	1456	1676
Att/Det Gar Sqft	420	440	529	832	572
Prior Land	\$19,000				
Prior Total	\$135,500				
Comp Land Estimate	\$24,600	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	5/13/2019	1/14/2020
Sale Price		\$161,500	\$177,000	\$165,000	\$195,000
Time Adj Sale Price		\$162,300	\$189,200	\$171,100	\$197,000
TADJSP/SQFT		\$123.14	\$110.77	\$117.51	\$117.54
Total Adj Factors	\$103,900	\$97,100	\$121,000	\$102,300	\$131,200
Adjusted Sale Price		\$169,100	\$172,100	\$172,700	\$169,700
Comparable Estimate	\$171,400 (\$116.12/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-11	115.05-13-27	114.02-6-7.1	114.02-5-11	114.02-4-8
Owner	Simich, Michael R	Liberti, Joseph M	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M
Address	27 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	173 Messer Ave	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	49 x 146	72 x 100	70 x 160	100 x 332	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1979 / 0	1983 / 0	1976 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1476	1318	1708	1456	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1476	1318	1708	1456	1676
Att/Det Gar Sqft	240	440	529	832	572
Prior Land	\$16,600				
Prior Total	\$152,720				
Comp Land Estimate	\$21,500	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	5/13/2019	1/14/2020
Sale Price		\$161,500	\$177,000	\$165,000	\$195,000
Time Adj Sale Price		\$162,300	\$189,200	\$171,100	\$197,000
TADJSP/SQFT		\$123.14	\$110.77	\$117.51	\$117.54
Total Adj Factors	\$111,800	\$97,100	\$121,000	\$102,300	\$131,200
Adjusted Sale Price		\$177,000	\$180,000	\$180,600	\$177,600
Comparable Estimate	\$179,300 (\$121.48/SFLA)				\$96,700

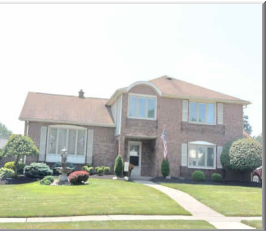
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-10	115.05-13-27	114.02-6-7.1	114.02-5-11	114.02-4-8
Owner	Kruszona, Suzanne M	Liberti, Joseph M	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M
Address	31 Autumn Ln	11 Harvest Ln	16 Cromwell Dr	173 Messer Ave	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	36 x 183	72 x 100	70 x 160	100 x 332	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1979 / 0	1983 / 0	1976 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1468	1318	1708	1456	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1468	1318	1708	1456	1676
Att/Det Gar Sqft	240	440	529	832	572
Prior Land	\$13,200				
Prior Total	\$129,000				
Comp Land Estimate	\$17,100	\$24,500	\$30,100	\$41,400	\$41,400
Sale Date		4/25/2020	10/10/2018	5/13/2019	1/14/2020
Sale Price		\$161,500	\$177,000	\$165,000	\$195,000
Time Adj Sale Price		\$162,300	\$189,200	\$171,100	\$197,000
TADJSP/SQFT		\$123.14	\$110.77	\$117.51	\$117.54
Total Adj Factors	\$95,900	\$97,100	\$121,000	\$102,300	\$131,200
Adjusted Sale Price		\$161,100	\$164,100	\$164,700	\$161,700
Comparable Estimate	\$163,400 (\$111.31/SFLA)				\$96,700 \$165,500

	<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	115.05-13-9	115.05-13-19	114.02-8-35	114.02-6-22	114.02-9-26	114.02-7-39
Owner	NY Revocable Living Tr	Potozniak, Elizabeth M	Sumpter, Brandon	Nati, Andrew J	Walker, Jonathan E	Jacus, Megan O'Brien
Address	35 Autumn Ln	6 Autumn Ln	43 Irondale Dr	40 Cromwell Dr	107 Croydon Dr	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	36 x 183	73 x 100	70 x 130	71 x 122	70 x 136	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1976 / 0	1975 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 410	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1499	1045	1836	1723	1254	1726
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	410 0	812 0	0 0	300 0	525 0	0 0
SFLA	1909	1857	1836	2023	1779	1726
Att/Det Gar Sqft						
Prior Land	\$13,200					
Prior Total	\$154,800					
Comp Land Estimate	\$17,100	\$24,700	\$27,500	\$26,900	\$28,100	\$24,000
Sale Date		11/4/2020	9/5/2019	9/11/2018	11/2/2020	3/16/2018
Sale Price		\$250,000	\$235,000	\$222,000	\$230,000	\$210,000
Time Adj Sale Price		\$250,000	\$240,500	\$238,600	\$230,000	\$233,500
TADJSP/SQFT		\$134.63	\$130.99	\$117.94	\$129.29	\$135.28
Total Adj Factors	\$108,300	\$111,300	\$114,900	\$120,300	\$110,300	\$102,500
Adjusted Sale Price		\$247,000	\$233,900	\$226,600	\$228,000	\$239,300
Comparable Estimate	\$235,000 (\$123.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-8	115.05-13-27	114.12-1-7.112	114.07-9-14	114.02-5-11
Owner	Pinkowski, Barbara	Liberti, Joseph M	Lounsbury, Joseph C	Palermo, Salvatore	Kadish, Courtney N
Address	39 Autumn Ln	11 Harvest Ln	1316 Borden Rd	399 Rowley Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	53 x 127	72 x 100	110 x 319	80 x 125	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1980 / 0	1983 / 0	1954 / 0	1973 / 0	1976 / 0
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1341	1318	1314	1358	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1341	1318	1314	1358	1456
Att/Det Gar Sqft	399	440	440	504	832
Prior Land	\$16,900				
Prior Total	\$125,800				
Comp Land Estimate	\$21,800	\$24,500	\$43,600	\$29,400	\$41,400
Sale Date		4/25/2020	8/12/2020	8/12/2019	5/13/2019
Sale Price		\$161,500	\$200,000	\$162,000	\$165,000
Time Adj Sale Price		\$162,300	\$200,000	\$166,300	\$171,100
TADJSP/SQFT		\$123.14	\$152.21	\$122.46	\$117.51
Total Adj Factors	\$95,900	\$97,100	\$107,900	\$96,700	\$102,300
Adjusted Sale Price		\$161,100	\$188,000	\$165,500	\$164,700
Comparable Estimate	\$168,700 (\$125.8/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-13-7	115.05-13-19	114.02-6-22	114.02-8-35	114.02-9-26	114.02-7-39
Owner	Przybylak, Thomas L	Potozniak, Elizabeth M	Nati, Andrew J	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien
Address	43 Autumn Ln	6 Autumn Ln	40 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 119	73 x 100	71 x 122	70 x 130	70 x 136	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1983 / 0	1979 / 0	1975 / 0	1976 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1542	1045	1723	1836	1254	1726
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	812 0	300 0	0 0	525 0	0 0
SFLA	1974	1857	2023	1836	1779	1726
Att/Det Gar Sqft						
Prior Land	\$18,900					
Prior Total	\$159,700					
Comp Land Estimate	\$24,100	\$24,700	\$26,900	\$27,500	\$28,100	\$24,000
Sale Date		11/4/2020	9/11/2018	9/5/2019	11/2/2020	3/16/2018
Sale Price		\$250,000	\$222,000	\$235,000	\$230,000	\$210,000
Time Adj Sale Price		\$250,000	\$238,600	\$240,500	\$230,000	\$233,500
TADJSP/SQFT		\$134.63	\$117.94	\$130.99	\$129.29	\$135.28
Total Adj Factors	\$114,300	\$111,300	\$120,300	\$114,900	\$110,300	\$102,500
Adjusted Sale Price		\$253,000	\$232,600	\$239,900	\$234,000	\$245,300
Comparable Estimate	\$241,000 (\$122.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-13-6	114.02-6-7.1	114.02-4-8	115.05-13-27	114.02-5-11
Owner	Meyer, Paul E	Faraj, Salam M	Jezewicz, Kim M	Liberti, Joseph M	Kadish, Courtney N
Address	47 Autumn Ln	16 Cromwell Dr	156 Messer Ave	11 Harvest Ln	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	85 x 119	70 x 160	100 x 325	72 x 100	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1976 / 0	1973 / 0	1983 / 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 90
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 No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1640	1708	1676	1318	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1640	1708	1676	1318	1456
Att/Det Gar Sqft	220	529	572	440	832
Prior Land	\$24,700				
Prior Total	\$139,000				
Comp Land Estimate	\$29,900	\$30,100	\$41,400	\$24,500	\$41,400
Sale Date		10/10/2018	1/14/2020	4/25/2020	5/13/2019
Sale Price		\$177,000	\$195,000	\$161,500	\$165,000
Time Adj Sale Price		\$189,200	\$197,000	\$162,300	\$171,100
TADJSP/SQFT		\$110.77	\$117.54	\$123.14	\$117.51
Total Adj Factors	\$113,500	\$121,000	\$131,200	\$97,100	\$102,300
Adjusted Sale Price		\$181,700	\$179,300	\$178,700	\$182,300
Comparable Estimate	\$181,000 (\$110.37/SFLA)				\$96,700

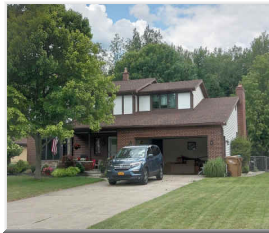
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-37	114.02-4-18	114.07-2-10	114.07-4-15	114.08-3-3
Owner	Hancock, John V III	Gawel, Christianne E	Lyon, Kevin	Pankiv, Mykhaylo	Hanagan, Jack
Address	3 Beaverbrook Ct	208 Messer Ave	15 Old Farm Rd	87 Old Stone Rd	45 Keicher Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	93 x 188	100 x 325	65 x 125	85 x 130	112 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1976 / 0	1975 / 0	1962 / 0
Condition	4 Good	3 Normal	4 Good	2 Fair	3 Normal
Grade/Grade Adj	C Average 716	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	4 Full 2	4 Full 2
1st Sty Area	2036	1680	1550	1652	1626
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	716 500	504 0	626 0	616 0	706 0
SFLA	2752	2184	2176	2268	2332
Att/Det Gar Sqft					
Prior Land	\$31,100				
Prior Total	\$249,000				
Comp Land Estimate	\$37,600	\$41,400	\$25,700	\$31,200	\$33,300
					\$24,800
Sale Date		10/12/2018	7/8/2020	10/24/2019	7/28/2020
Sale Price		\$227,000	\$265,000	\$185,000	\$230,000
Time Adj Sale Price		\$242,600	\$265,000	\$188,700	\$230,000
TADJSP/SQFT		\$111.08	\$121.78	\$83.20	\$98.63
					\$138.01
Total Adj Factors	\$206,200	\$135,300	\$145,500	\$107,700	\$136,800
Adjusted Sale Price		\$313,500	\$325,700	\$287,200	\$299,400
					\$160,200
Comparable Estimate	\$311,400 (\$113.15/SFLA)				\$331,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-8	114.07-3-20.1	114.07-8-8	114.02-4-8	114.02-6-7.1	114.07-9-12
Owner	Dunn Eleanor L	Hemenway, Charles R	Schmidt, Adam J	Jezewicz, Kim M	Faraj, Salam M	Vohwinkel, Mark T
Address	7 Beaverbrook Ct	34 Ely Rd	20 Old Stone Rd	156 Messer Ave	16 Cromwell Dr	379 Rowley 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	123	123	123	123	123	123
School Code	143007	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	126 x 195	100 x 522	73 x 116	100 x 325	70 x 160	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1976 / 0	1974 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	B Good	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	2 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 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	2362	2450	1681	1676	1708	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 605
SFLA	2362	2450	1681	1676	1708	1272
Att/Det Gar Sqft	484	600	462	572	529	528
Prior Land	\$37,600					
Prior Total	\$235,000					
Comp Land Estimate	\$44,900	\$42,700	\$26,700	\$41,400	\$30,100	\$26,900
Sale Date		12/20/2018	1/23/2018	1/14/2020	10/10/2018	7/17/2018
Sale Price		\$330,000	\$220,000	\$195,000	\$177,000	\$185,000
Time Adj Sale Price		\$348,700	\$247,300	\$197,000	\$189,200	\$201,100
TADJSP/SQFT		\$142.33	\$147.11	\$117.54	\$110.77	\$158.10
Total Adj Factors	\$207,500	\$250,100	\$142,200	\$131,200	\$121,000	\$116,700
Adjusted Sale Price		\$306,100	\$312,600	\$273,300	\$275,700	\$291,900
Comparable Estimate	\$291,900 (\$123.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-5	114.16-6-12	114.12-1-26.1	114.16-7-7	114.02-4-25
Owner	Leising, Scott E	Konst, Jeremy	Hepp, Christopher	Skonecki, John M	Strayer, Kaleb
Address	8 Beaverbrook Ct	27 Brookedge Rd	24 Woodside Ln	11 Beaverbrook Ct	10 Strasmer Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	135 x 180	100 x 200	83 x 300	147 x 193	179 x 168
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1979 / 0	1972 / 0	1984 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	5
Full/Half Baths	2 / 0	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1600	1559	1640	1146	1722
2nd Sty Area	1040	1123	1109	1176	648
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 506	0 0	0 0
SFLA	2640	2682	2749	2322	2670
Att/Det Gar Sqft	624	528	400	484	576
Prior Land	\$38,400				
Prior Total	\$208,100				
Comp Land Estimate	\$45,100	\$39,900	\$37,200	\$48,000	\$50,800
Sale Date		6/4/2018	10/15/2018	8/2/2019	9/30/2019
Sale Price		\$295,000	\$310,000	\$295,000	\$264,800
Time Adj Sale Price		\$322,500	\$331,300	\$302,900	\$271,000
TADJSP/SQFT		\$120.25	\$120.52	\$130.45	\$101.50
Total Adj Factors	\$180,400	\$207,000	\$199,100	\$166,500	\$167,700
Adjusted Sale Price		\$295,900	\$312,600	\$316,800	\$283,700
Comparable Estimate	\$303,200 (\$114.85/SFLA)				\$149,700

	<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	114.16-7-7	114.16-7-7	114.07-9-35	114.16-6-12	114.07-5-1	114.12-1-26.1
Owner	Skonecki, John M	Skonecki, John M	Nobles, Alexander J	Konst, Jeremy	DeGeorge, Bilyana	Hepp, Christopher
Address	11 Beaverbrook Ct	11 Beaverbrook Ct	23 Garfield Ct	27 Brookedge Rd	48 Old Stone Rd	24 Woodside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	147 x 193	147 x 193	69 x 171	100 x 200	90 x 130	83 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1975 / 0	1974 / 0	1979 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	4	4
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1146	1146	1090	1559	1143	1640
2nd Sty Area	1176	1176	1266	1123	1192	1109
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 506
SFLA	2322	2322	2356	2682	2335	2749
Att/Det Gar Sqft	484	484	399	528	528	400
Prior Land	\$48,500					
Prior Total	\$234,000					
Comp Land Estimate	\$48,000	\$48,000	\$30,400	\$39,900	\$32,100	\$37,200
Sale Date		8/2/2019	4/25/2020	6/4/2018	8/7/2020	10/15/2018
Sale Price		\$295,000	\$275,000	\$295,000	\$254,000	\$310,000
Time Adj Sale Price		\$302,900	\$276,400	\$322,500	\$254,000	\$331,300
TADJSP/SQFT		\$130.45	\$117.32	\$120.25	\$108.78	\$120.52
Total Adj Factors	\$166,500	\$166,500	\$149,700	\$207,000	\$142,400	\$199,100
Adjusted Sale Price		\$302,900	\$293,200	\$282,000	\$278,100	\$298,700
Comparable Estimate	\$291,000 (\$125.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-6	114.16-7-36	114.07-5-19	114.12-1-26.1	114.16-6-12
Owner	Stachowski Michael J	Ashbery, Andreas C	Robson, Timothy M	Hepp, Christopher	Konst, Jeremy
Address	12 Beaverbrook Ct	86 Brookedge Rd	1190 Como Park Blvd	24 Woodside Ln	27 Brookedge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	102 x 180	120 x 189	100 x 135	83 x 300	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1976 / 0	1975 / 0	1979 / 0	1975 / 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 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1734	1630	1656	1640	1559
2nd Sty Area	888	1758	1959	1109	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 500
SFLA	3266	3388	3615	2749	2682
Att/Det Gar Sqft	528	624	600	400	528
Prior Land	\$32,300				
Prior Total	\$247,340				
Comp Land Estimate	\$39,000	\$43,500	\$34,700	\$37,200	\$39,900
Sale Date		7/9/2018	7/29/2019	10/15/2018	6/4/2018
Sale Price		\$287,000	\$325,000	\$310,000	\$295,000
Time Adj Sale Price		\$312,000	\$334,800	\$331,300	\$322,500
TADJSP/SQFT		\$92.09	\$92.61	\$120.52	\$120.25
Total Adj Factors	\$200,500	\$224,000	\$229,700	\$199,100	\$207,000
Adjusted Sale Price		\$288,500	\$305,600	\$332,700	\$316,000
Comparable Estimate	\$315,900 (\$96.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-21	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5
Owner	Higgins Joseph & Susa	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal
Address	17 Bellevue Ave	43 Wyndmoor Ct	28 Deer Trl	31 Ely Rd	24 Old Farm Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	63 x 100	76 x 168	68 x 120	80 x 130	89 x 98
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1972 / 0	1976 / 0	1977 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 402	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	702	1104	1132	1238	1400
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	402 0	280 0	365 0	416 0	444 0
SFLA	1104	1384	1497	1654	1844
Att/Det Gar Sqft		308			
Prior Land	\$17,700				
Prior Total	\$115,000				
Comp Land Estimate	\$22,500	\$32,200	\$25,900	\$30,000	\$27,700
					\$25,200
Sale Date		4/2/2018	4/28/2020	3/13/2020	4/5/2019
Sale Price		\$179,000	\$211,000	\$238,000	\$189,900
Time Adj Sale Price		\$197,900	\$212,100	\$239,600	\$197,600
TADJSP/SQFT		\$142.99	\$141.68	\$144.86	\$107.16
					\$115.98
Total Adj Factors	\$69,300	\$91,100	\$116,600	\$120,600	\$112,900
Adjusted Sale Price		\$176,100	\$164,800	\$188,300	\$154,000
					\$112,500
Comparable Estimate	\$173,000 (\$156.7/SFLA)				\$181,800



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-5-1	114.07-9-14	114.09-3-5	114.07-10-1	114.07-9-12	114.12-1-7.112
Owner	Murphy, Thomas A	Palermo, Salvatore	Pitrelli, Daniel J	Iannello, Matthew	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	25 Bellevue Ave	399 Rowley Rd	29 Center Ave	51 Wyndmoor Ct	379 Rowley Rd	1316 Borden 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	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 132	80 x 125	70 x 120	106 x 108	70 x 125	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1971 / 0	1976 / 0	1974 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	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	1315	1358	1029	1040	1272	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 350	0 605	0 240
SFLA	1315	1358	1029	1040	1272	1314
Att/Det Gar Sqft	288	504	380	308	528	440
Prior Land	\$20,800					
Prior Total	\$115,000					
Comp Land Estimate	\$26,200	\$29,400	\$26,400	\$32,100	\$26,900	\$43,600
Sale Date		8/12/2019	6/10/2019	2/27/2020	7/17/2018	8/12/2020
Sale Price		\$162,000	\$136,900	\$165,500	\$185,000	\$200,000
Time Adj Sale Price		\$166,300	\$141,500	\$166,900	\$201,100	\$200,000
TADJSP/SQFT		\$122.46	\$137.51	\$160.48	\$158.10	\$152.21
Total Adj Factors	\$94,000	\$96,700	\$73,500	\$87,100	\$116,700	\$107,900
Adjusted Sale Price		\$163,600	\$162,000	\$173,800	\$178,400	\$186,100
Comparable Estimate	\$172,800 (\$131.41/SFLA)					

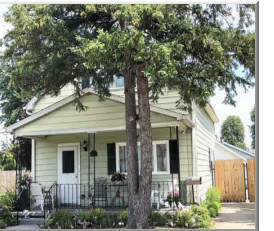
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-5-2	114.09-3-5	114.07-10-1	114.09-1-11.2	114.07-9-12
Owner	Wayne E. Woodman and	Pitrelli, Daniel J	Iannello, Matthew	Cudney, Matthew R	Vohwinkel, Mark T
Address	29 Bellevue Ave	29 Center Ave	51 Wyndmoor Ct	19 Hawthorne Ave	379 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 110	70 x 120	106 x 108	60 x 121	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1976 / 0	1989 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1029	1040	960	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 0	0 0
SFLA	936	1029	1040	960	1358
Att/Det Gar Sqft	240	380	308		504
Prior Land	\$19,000				
Prior Total	\$90,000				
Comp Land Estimate	\$24,000	\$26,400	\$32,100	\$24,100	\$29,400
Sale Date		6/10/2019	2/27/2020	7/15/2019	8/12/2019
Sale Price		\$136,900	\$165,500	\$135,000	\$162,000
Time Adj Sale Price		\$141,500	\$166,900	\$139,100	\$166,300
TADJSP/SQFT		\$137.51	\$160.48	\$144.90	\$122.46
Total Adj Factors	\$73,300	\$73,500	\$87,100	\$76,900	\$96,700
Adjusted Sale Price		\$141,300	\$153,100	\$135,500	\$142,900
Comparable Estimate	\$146,100 (\$156.09/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-5-3.11	114.09-5-3.11	114.18-5-6.1	113.08-2-10.1	91.20-3-12	113.79-3-15.1
Owner	Klein, Steven R	Klein, Steven R	Hawkins, Theodore	Dolce, Jason R	Raber, Peter J	Mirco, Lynne A
Address	39 Bellevue Ave	39 Bellevue Ave	849 Losson Rd	160 Como Park Blvd	59 Northcrest Ave	225 Cayuga Creek Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	124	123	109	122
School Code	143001	143001	143001	143001	143002	143009
Site No.	1	1	1	1	1	1
Land Size	127 x 129	127 x 129	100 x 203	80 x 110	45 x 123	43 x 513
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1934 / 0	1934 / 0	1890 / 0	1890 / 0	1935 / 0	1949 / 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/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.5	2.0	1.5	1.5
Bedrooms	4	4	4	5	4	5
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	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	704	704	1040	1302	1044	816
2nd Sty Area	704	704	0	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1408	1408	1690	2604	1622	1326
Att/Det Gar Sqft	400	400		672	400	576
Prior Land	\$32,600					
Prior Total	\$97,000					
Comp Land Estimate	\$38,600	\$38,600	\$42,100	\$27,600	\$15,000	\$18,800
Sale Date		10/2/2019	7/29/2019	10/19/2020	9/13/2018	6/28/2019
Sale Price		\$125,000	\$179,900	\$160,050	\$130,500	\$120,000
Time Adj Sale Price		\$127,500	\$185,300	\$160,100	\$140,300	\$124,000
TADJSP/SQFT		\$90.55	\$109.64	\$61.48	\$86.50	\$93.51
Total Adj Factors	\$64,900	\$64,900	\$107,500	\$95,400	\$59,200	\$51,000
Adjusted Sale Price		\$127,500	\$142,700	\$129,600	\$146,000	\$137,900
Comparable Estimate	\$136,700 (\$97.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-5-5	114.09-5-3.11	114.18-5-6.1	113.08-2-10.1	91.20-3-12
Owner	WNY Rentals, Inc.	Klein, Steven R	Hawkins, Theodore	Dolce, Jason R	Raber, Peter J
Address	53 Bellevue Ave	39 Bellevue Ave	849 Losson Rd	160 Como Park Blvd	59 Northcrest Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	124	123	109
School Code	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1
Land Size	32 x 128	127 x 129	100 x 203	80 x 110	45 x 123
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	1900 / 0	1934 / 0	1890 / 0	1890 / 0	1935 / 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	3 Hot wtr/strm 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	1.5	2.0	1.5
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	762	704	1040	1302	1044
2nd Sty Area	762	704	0	1302	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1524	1408	1690	2604	1622
Att/Det Gar Sqft		400		672	400
Prior Land	\$10,200				
Prior Total	\$66,500				
Comp Land Estimate	\$13,200	\$38,600	\$42,100	\$27,600	\$15,000
Sale Date		10/2/2019	7/29/2019	10/19/2020	9/13/2018
Sale Price		\$125,000	\$179,900	\$160,050	\$130,500
Time Adj Sale Price		\$127,500	\$185,300	\$160,100	\$140,300
TADJSP/SQFT		\$90.55	\$109.64	\$61.48	\$86.50
Total Adj Factors	\$45,200	\$64,900	\$107,500	\$95,400	\$59,200
Adjusted Sale Price		\$107,800	\$123,000	\$109,900	\$126,300
Comparable Estimate	\$122,100 (\$80.12/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-3	114.09-3-5	114.07-10-1	114.09-1-11.2	114.07-9-12
Owner	Skowron, Thaddeus L	Pitrelli, Daniel J	Iannello, Matthew	Cudney, Matthew R	Vohwinkel, Mark T
Address	54 Bellevue Ave	29 Center Ave	51 Wyndmoor Ct	19 Hawthorne Ave	379 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 116	70 x 120	106 x 108	60 x 121	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1971 / 0	1976 / 0	1989 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	963	1029	1040	960	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 0	0 0
SFLA	963	1029	1040	960	1358
Att/Det Gar Sqft	209	380	308	504	528
Prior Land	\$18,100				
Prior Total	\$90,000				
Comp Land Estimate	\$23,600	\$26,400	\$32,100	\$24,100	\$29,400
Sale Date		6/10/2019	2/27/2020	7/15/2019	8/12/2019
Sale Price		\$136,900	\$165,500	\$135,000	\$162,000
Time Adj Sale Price		\$141,500	\$166,900	\$139,100	\$166,300
TADJSP/SQFT		\$137.51	\$160.48	\$144.90	\$122.46
Total Adj Factors	\$63,700	\$73,500	\$87,100	\$76,900	\$96,700
Adjusted Sale Price		\$131,700	\$143,500	\$125,900	\$133,300
Comparable Estimate	\$136,500 (\$141.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-4	114.09-4-28	103.17-1-28	113.61-5-15	113.64-1-8
Owner	Rusiniak Ruth M	Lawal, Wasii	Izydorczak, Eugene	Marone, Thomas	Nati, Kim Marie
Address	56 Bellevue Ave	26 Park St	3821 Broadway St	118 Hedley St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 132	42 x 150	65 x 530	60 x 120	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1926 / 0	1937 / 0	1903 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	893	1114	840	1240	1060
2nd Sty Area	739	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1776	1510	1680	1840	1556
Att/Det Gar Sqft		440	672	528	264
Prior Land	\$9,700				
Prior Total	\$85,000				
Comp Land Estimate	\$12,600	\$18,600	\$32,900	\$13,000	\$7,200
Sale Date		10/23/2019	1/28/2019	4/10/2018	4/26/2018
Sale Price		\$133,500	\$70,000	\$115,000	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$127,100	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$69.08	\$59.00
Total Adj Factors	\$66,000	\$80,900	\$30,300	\$60,000	\$43,400
Adjusted Sale Price		\$121,300	\$109,200	\$133,100	\$114,400
Comparable Estimate	\$124,900 (\$70.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-5	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Dziadaszek, Michael J	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	58 Bellevue Ave	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 142	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	910	1114	840	1060	1070
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1593	1510	1680	1556	1520
Att/Det Gar Sqft	352	440	672	264	399
Prior Land	\$10,000				
Prior Total	\$65,600				
Comp Land Estimate	\$13,000	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$57,000	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$112,300	\$100,200	\$105,400	\$137,400
Comparable Estimate	\$115,400 (\$72.44/SFLA)				



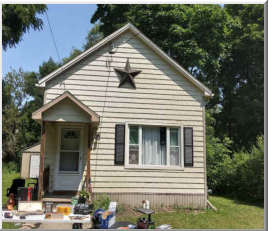
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-4-6	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11	113.71-8-2
Owner	Havernick, Robert L Jr	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M	Otamere, Trina D
Address	62 Bellevue Ave	26 Park St	3821 Broadway St	72 Henry St	97 Girard Ave	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	31 x 80	42 x 150	65 x 530	30 x 109	63 x 108	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0	1900 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.3
Bedrooms	4	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1005	1114	840	1060	1070	1244
2nd Sty Area	187	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1542	1510	1680	1556	1520	1343
Att/Det Gar Sqft		440	672	264	399	528
Prior Land	\$7,900					
Prior Total	\$60,800					
Comp Land Estimate	\$10,200	\$18,600	\$32,900	\$7,200	\$13,000	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019	1/3/2020
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600	\$111,000
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500	\$112,100
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54	\$83.47
Total Adj Factors	\$48,200	\$80,900	\$30,300	\$43,400	\$48,100	\$47,400
Adjusted Sale Price		\$103,500	\$91,400	\$96,600	\$128,600	\$112,900
Comparable Estimate	\$106,600 (\$69.13/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-5-6	114.09-4-28	114.06-4-14	103.17-1-28	125.12-10-18
Owner	Havernick, Ruth D	Lawal, Wasu	Darnley, David J	Izydorczak, Eugene	Nasca, Patrick M
Address	63 Bellevue Ave	26 Park St	94 Bellevue Ave	3821 Broadway St	433 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	109
School Code	143001	143001	143001	143007	143002
Site No.	1	1	1	1	1
Land Size	32 x 117	42 x 150	60 x 119	65 x 530	50 x 200
Building Style	08 Old style	08 Old style	09 Cottage	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1895 / 0	1926 / 0	1863 / 0	1937 / 0	1932 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	D Economy 90	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	2.0	1.0	2.0	1.5
Bedrooms	2	3	2	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	835	1114	840	840	520
2nd Sty Area	0	396	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	835	1510	840	1680	676
Att/Det Gar Sqft		440		672	308
Prior Land	\$9,700				
Prior Total	\$50,000				
Comp Land Estimate	\$12,600	\$18,600	\$23,900	\$32,900	\$21,200
Sale Date		10/23/2019	3/25/2019	1/28/2019	8/10/2018
Sale Price		\$133,500	\$70,300	\$70,000	\$119,900
Time Adj Sale Price		\$136,200	\$73,400	\$73,500	\$129,600
TADJSP/SQFT		\$90.20	\$87.38	\$43.75	\$191.72
Total Adj Factors	\$29,700	\$80,900	\$15,400	\$30,300	\$44,600
Adjusted Sale Price		\$85,000	\$87,700	\$72,900	\$114,700
Comparable Estimate	\$87,800 (\$105.15/SFLA)				

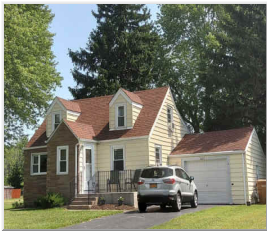


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-4-7	114.09-4-28	103.17-1-28	113.64-1-8	113.61-5-15	113.55-5-11
Owner	Passmore, Geraldine	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Marone, Thomas	Jackson, Kathleen M
Address	64 Bellevue Ave	26 Park St	3821 Broadway St	72 Henry St	118 Hedley St	97 Girard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 162	42 x 150	65 x 530	30 x 109	60 x 120	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1903 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.5
Bedrooms	2	3	3	4	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1034	1114	840	1060	1240	1070
2nd Sty Area	512	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1690	1510	1680	1556	1840	1520
Att/Det Gar Sqft	240	440	672	264	528	399
Prior Land	\$10,600					
Prior Total	\$72,600					
Comp Land Estimate	\$13,700	\$18,600	\$32,900	\$7,200	\$13,000	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	4/10/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$115,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$127,100	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$69.08	\$84.54
Total Adj Factors	\$61,000	\$80,900	\$30,300	\$43,400	\$60,000	\$48,100
Adjusted Sale Price		\$116,300	\$104,200	\$109,400	\$128,100	\$141,400
Comparable Estimate	\$119,900 (\$70.95/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-5-8.2	114.09-4-28	114.06-4-14	103.17-1-28	91.20-7-6
Owner	Havernick, Carol	Lawal, Wasu	Darnley, David J	Izydorczak, Eugene	Janiszewski, Melissa L
Address	67 Bellevue Ave	26 Park St	94 Bellevue Ave	3821 Broadway St	211 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	109
School Code	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1
Land Size	64 x 142	42 x 150	60 x 119	65 x 530	120 x 121
Building Style	08 Old style	08 Old style	09 Cottage	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1860 / 0	1926 / 0	1863 / 0	1937 / 0	1923 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	D Economy 90	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	1 / N	0 / N
Stories	1.7	2.0	1.0	2.0	1.3
Bedrooms	3	3	2	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	680	1114	840	840	968
2nd Sty Area	0	396	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	992	1510	840	1680	1085
Att/Det Gar Sqft		440		672	340
Prior Land	\$21,600				
Prior Total	\$72,000				
Comp Land Estimate	\$27,100	\$18,600	\$23,900	\$32,900	\$24,000
Sale Date		10/23/2019	3/25/2019	1/28/2019	5/21/2018
Sale Price		\$133,500	\$70,300	\$70,000	\$94,500
Time Adj Sale Price		\$136,200	\$73,400	\$73,500	\$103,900
TADJSP/SQFT		\$90.20	\$87.38	\$43.75	\$95.76
Total Adj Factors	\$52,200	\$80,900	\$15,400	\$30,300	\$54,800
Adjusted Sale Price		\$107,500	\$110,200	\$95,400	\$101,300
Comparable Estimate	\$106,900 (\$107.76/SFLA)				\$73,500 (\$120,200)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-8.1	114.09-4-28	103.17-1-28	113.64-1-8	113.61-5-15
Owner	Rusiniak Stanley J & W	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Marone, Thomas
Address	72 Bellevue Ave	26 Park St	3821 Broadway St	72 Henry St	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	61 x 188	42 x 150	65 x 530	30 x 109	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1903 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	2	3	3	4	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1064	1114	840	1060	1240
2nd Sty Area	650	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1714	1510	1680	1556	1840
Att/Det Gar Sqft	210	440	672	264	528
Prior Land	\$22,600				
Prior Total	\$85,000				
Comp Land Estimate	\$29,000	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/10/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$69.08
Total Adj Factors	\$71,500	\$80,900	\$30,300	\$43,400	\$60,000
Adjusted Sale Price		\$126,800	\$114,700	\$119,900	\$138,600
Comparable Estimate	\$130,400 (\$76.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-5-7	114.09-4-28	103.17-1-28	91.20-7-6	91.20-11-75
Owner	Stahl, Alan M	Lawal, Wasiu	Izydorczak, Eugene	Janiszewski, Melissa L	MacNeil, Alicia
Address	73 Bellevue Ave	26 Park St	3821 Broadway St	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	64 x 145	42 x 150	65 x 530	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1911 / 0	1926 / 0	1937 / 0	1923 / 0	1920 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	770	1114	840	968	880
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1120	1510	1680	1085	1144
Att/Det Gar Sqft	544	440	672	340	480
Prior Land	\$21,800				
Prior Total	\$78,000				
Comp Land Estimate	\$27,300	\$18,600	\$32,900	\$24,000	\$11,000
Sale Date		10/23/2019	1/28/2019	5/21/2018	4/30/2019
Sale Price		\$133,500	\$70,000	\$94,500	\$110,000
Time Adj Sale Price		\$136,200	\$73,500	\$103,900	\$114,400
TADJSP/SQFT		\$90.20	\$43.75	\$95.76	\$100.00
Total Adj Factors	\$63,300	\$80,900	\$30,300	\$54,800	\$46,000
Adjusted Sale Price		\$118,600	\$106,500	\$112,400	\$131,700
Comparable Estimate	\$120,100 (\$107.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.10-1-1.312	114.02-4-36	114.11-2-1	114.07-10-1	114.07-9-1
Owner	Jaszczynski, Jackie	Hiller, Traci H	Robson, Mark	Iannello, Matthew	Nelson, Michael
Address	83 Bellevue Ave	1221 Borden Rd	1221 Como Park Blvd	51 Wyndmoor Ct	283 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 150	100 x 337	100 x 400	106 x 108	89 x 123
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1950 / 0	1952 / 0	1976 / 0	1980 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / Y
Stories	1.5	1.5	1.7	1.0	2.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1126	738	906	1040	638
2nd Sty Area	0	0	0	0	618
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 350	0 250
SFLA	1126	1089	1585	1040	1256
Att/Det Gar Sqft	266	200	220	308	418
Prior Land	\$25,800				
Prior Total	\$92,000				
Comp Land Estimate	\$30,600	\$41,400	\$41,900	\$32,100	\$31,100
Sale Date		10/31/2019	8/28/2019	2/27/2020	1/31/2020
Sale Price		\$143,000	\$127,000	\$165,500	\$218,000
Time Adj Sale Price		\$145,900	\$130,400	\$166,900	\$220,200
TADJSP/SQFT		\$133.98	\$82.27	\$160.48	\$175.32
Total Adj Factors	\$75,700	\$78,000	\$54,100	\$87,100	\$95,100
Adjusted Sale Price		\$143,600	\$152,000	\$155,500	\$200,800
Comparable Estimate	\$159,100 (\$141.3/SFLA)				\$73,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-4-11.1	114.09-4-28	103.17-1-28	114.06-2-60	114.06-2-29.11	114.07-9-5
Owner	Arcadipane, Melody	Lawal, Wasii	Izydorczak, Eugene	Alam, Mishory	Domenech, Jose C Jr	Shields, Kathleen A
Address	84 Bellevue Ave	26 Park St	3821 Broadway St	8 Deer Trl	28 Rowley Holw	311 Rowley 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	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	.40	42 x 150	65 x 530	65 x 120	62 x 357	70 x 125
Building Style	08 Old style	08 Old style	08 Old style	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	967	1114	840	1456	1507	1476
2nd Sty Area	967	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	484 0	474 0	484 0
SFLA	1934	1510	1680	1940	1981	1960
Att/Det Gar Sqft	400	440	672			
Prior Land	\$13,500					
Prior Total	\$118,000					
Comp Land Estimate	\$30,900	\$18,600	\$32,900	\$25,200	\$31,100	\$26,900
Sale Date		10/23/2019	1/28/2019	10/21/2020	4/27/2018	6/4/2020
Sale Price		\$133,500	\$70,000	\$225,000	\$180,000	\$233,500
Time Adj Sale Price		\$136,200	\$73,500	\$225,000	\$199,000	\$233,900
TADJSP/SQFT		\$90.20	\$43.75	\$115.98	\$100.45	\$119.34
Total Adj Factors	\$106,500	\$80,900	\$30,300	\$112,500	\$106,000	\$123,300
Adjusted Sale Price		\$161,800	\$149,700	\$219,000	\$199,500	\$217,100
Comparable Estimate	\$189,400 (\$97.93/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-4-15	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11	113.71-8-2
Owner	Smigielski Emmett J	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M	Otamere, Trina D
Address	86 Bellevue Ave	26 Park St	3821 Broadway St	72 Henry St	97 Girard Ave	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 113	42 x 150	65 x 530	30 x 109	63 x 108	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0	1900 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.3
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	840	1114	840	1060	1070	1244
2nd Sty Area	320	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1485	1510	1680	1556	1520	1343
Att/Det Gar Sqft		759	440	672	264	399
Prior Land	\$18,100					
Prior Total	\$90,000					
Comp Land Estimate	\$23,300	\$18,600	\$32,900	\$7,200	\$13,000	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019	1/3/2020
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600	\$111,000
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500	\$112,100
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54	\$83.47
Total Adj Factors	\$76,600	\$80,900	\$30,300	\$43,400	\$48,100	\$47,400
Adjusted Sale Price		\$131,900	\$119,800	\$125,000	\$157,000	\$141,300
Comparable Estimate	\$135,000 (\$90.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-14	114.06-4-14	114.07-10-1	115.05-6-8	114.09-4-28
Owner	Darnley David J	Darnley, David J	Pitrelli, Daniel J	Antonio, Kari A	Lawal, Wasu
Address	94 Bellevue Ave	94 Bellevue Ave	29 Center Ave	5162 Transit Rd	26 Park St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 119	60 x 119	70 x 120	40 x 214	42 x 150
Building Style	09 Cottage	09 Cottage	01 Ranch	01 Ranch	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1863 / 0	1863 / 0	1971 / 0	1976 / 0	1926 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	D Economy	D Economy 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	2.0
Bedrooms	2	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	840	840	1029	1040	1114
2nd Sty Area	0	0	0	0	396
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 350	0 0
SFLA	840	840	1029	1040	1510
Att/Det Gar Sqft			380	308	440
Prior Land	\$18,500				
Prior Total	\$50,000				
Comp Land Estimate	\$23,900	\$23,900	\$26,400	\$32,100	\$18,600
Sale Date		3/25/2019	6/10/2019	4/26/2019	10/23/2019
Sale Price		\$70,300	\$136,900	\$135,000	\$133,500
Time Adj Sale Price		\$73,400	\$141,500	\$140,400	\$136,200
TADJSP/SQFT		\$87.38	\$137.51	\$160.48	\$90.20
Total Adj Factors	\$15,400	\$15,400	\$73,500	\$87,100	\$80,900
Adjusted Sale Price		\$73,400	\$83,400	\$95,200	\$70,700
Comparable Estimate	\$82,000 (\$97.62/SFLA)				

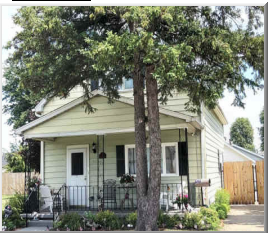


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-4-12.1	114.09-6-1	114.02-4-48	103.05-4-7	115.05-7-5	114.08-1-20
Owner	Bane, Dale A	Roman, Brendan P	Hawthorne-Greer, Keris	Hulslander, John Jr	Corbi, Joseph	Hernandez, Richard G
Address	102 Bellevue Ave	55 Center Ave	1339 Borden Rd	48 Christian Dr	1580 Como Park Blvd	19 Felber Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	110	123	123
School Code	143001	143001	143007	143002	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 186	85 x 120	75 x 181	52 x 105	113 x 222	80 x 191
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1994 / 0	1988 / 0	1963 / 0	1957 / 0	1963 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	1.0	1.0
Bedrooms	6	4	6	5	4	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 2
1st Sty Area	1560	1184	1149	1353	3160	2588
2nd Sty Area	1560	1240	1134	1380	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	250 0
SFLA	3120	2424	2283	2733	3160	2838
Att/Det Gar Sqft		400		440	528	
Prior Land	\$45,000					
Prior Total	\$157,700					
Comp Land Estimate	\$39,100	\$30,000	\$32,600	\$15,000	\$43,100	\$34,600
Sale Date		1/3/2019	7/19/2018	3/29/2019	9/13/2019	6/26/2020
Sale Price		\$235,000	\$250,000	\$160,000	\$220,000	\$236,000
Time Adj Sale Price		\$246,800	\$271,800	\$167,000	\$225,200	\$236,400
TADJSP/SQFT		\$101.82	\$119.05	\$61.11	\$71.27	\$83.30
Total Adj Factors	\$133,600	\$128,100	\$134,300	\$100,600	\$176,800	\$153,600
Adjusted Sale Price		\$252,300	\$271,100	\$200,000	\$182,000	\$216,400
Comparable Estimate	\$224,400 (\$71.92/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-1	114.09-3-5	114.07-9-14	114.02-5-11	114.12-1-7.112
Owner	Kingsbury Peter R	Pitrelli, Daniel J	Palermo, Salvatore	Kadish, Courtney N	Lounsbury, Joseph C
Address	19 Bennett Rd	29 Center Ave	399 Rowley Rd	173 Messer Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	50 x 300	70 x 120	80 x 125	100 x 332	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1971 / 0	1973 / 0	1955 / 0	1954 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1480	1029	1358	1456	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1480	1029	1358	1456	1314
Att/Det Gar Sqft	240	380	504	832	440
Prior Land	\$15,600				
Prior Total	\$126,000				
Comp Land Estimate	\$20,200	\$26,400	\$29,400	\$41,400	\$43,600
Sale Date		6/10/2019	8/12/2019	5/13/2019	8/12/2020
Sale Price		\$136,900	\$162,000	\$165,000	\$200,000
Time Adj Sale Price		\$141,500	\$166,300	\$171,100	\$200,000
TADJSP/SQFT		\$137.51	\$122.46	\$117.51	\$152.21
Total Adj Factors	\$93,500	\$73,500	\$96,700	\$102,300	\$107,900
Adjusted Sale Price		\$161,500	\$163,100	\$162,300	\$185,600
Comparable Estimate	\$165,600 (\$111.89/SFLA)				\$76,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-2	114.09-5-3.11	113.08-2-10.1	113.64-2-8	114.18-5-6.1
Owner	Greenauer, Richard F	Klein, Steven R	Dolce, Jason R	Prible, Stacey Lin	Hawkins, Theodore
Address	25 Bennett Rd	39 Bellevue Ave	160 Como Park Blvd	88 Edmund St	849 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	124
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	50 x 300	127 x 129	80 x 110	90 x 109	100 x 203
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	01 Wood
Year Built/Eff Yr Built	1932 / 0	1934 / 0	1890 / 0	1907 / 0	1890 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.5
Bedrooms	4	4	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	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	864	704	1302	1535	1040
2nd Sty Area	864	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1728	1408	2604	1993	1690
Att/Det Gar Sqft	576	400	672	342	484
Prior Land	\$15,600				
Prior Total	\$84,000				
Comp Land Estimate	\$20,200	\$38,600	\$27,600	\$16,000	\$42,100
Sale Date		10/2/2019	10/19/2020	11/8/2019	7/29/2019
Sale Price		\$125,000	\$160,050	\$155,000	\$179,900
Time Adj Sale Price		\$127,500	\$160,100	\$157,600	\$185,300
TADJSP/SQFT		\$90.55	\$61.48	\$79.08	\$109.64
Total Adj Factors	\$75,800	\$64,900	\$95,400	\$59,400	\$107,500
Adjusted Sale Price		\$138,400	\$140,500	\$174,000	\$153,600
Comparable Estimate	\$154,500 (\$89.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-3	113.12-1-42	114.11-2-1	113.12-3-7.1	114.02-4-36
Owner	Dalka, Frankie	Paolini, Michael P	Robson, Mark	Aronberg, Ricky	Hiller, Traci H
Address	27 Bennett Rd	7 Bink St	1221 Como Park Blvd	4 Bink St	1221 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	122	123	122	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	50 x 300	75 x 142	100 x 400	100 x 172	100 x 337
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1960 / 0	1952 / 0	1950 / 0	1950 / 0
Condition	3 Normal	3 Normal	1 Poor	3 Normal	4 Good
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	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	917	1020	906	1136	738
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 0
SFLA	1313	1530	1585	1704	1089
Att/Det Gar Sqft	210	624	220	480	200
Prior Land	\$15,600				
Prior Total	\$99,000				
Comp Land Estimate	\$20,200	\$21,900	\$41,900	\$27,000	\$41,400
					\$13,000
Sale Date		7/23/2018	8/28/2019	4/29/2020	10/31/2019
Sale Price		\$143,500	\$127,000	\$148,000	\$143,000
Time Adj Sale Price		\$156,000	\$130,400	\$148,700	\$145,900
TADJSP/SQFT		\$101.96	\$82.27	\$87.27	\$133.98
					\$116.49
Total Adj Factors	\$73,500	\$89,200	\$54,100	\$94,000	\$78,000
Adjusted Sale Price		\$140,300	\$149,800	\$128,200	\$141,400
					\$58,200
Comparable Estimate	\$146,400 (\$111.5/SFLA)				\$172,100

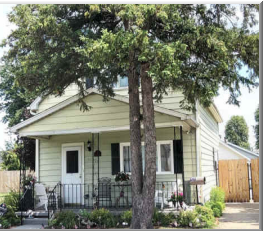
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-4	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Bellaire, James M	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	35 Bennett Rd	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	50 x 300	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1330	1114	840	1060	1070
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1573	1510	1680	1556	1520
Att/Det Gar Sqft	252	440	672	264	399
Prior Land	\$15,600				
Prior Total	\$83,100				
Comp Land Estimate	\$20,200	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$72,000	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$127,300	\$115,200	\$120,400	\$152,400
Comparable Estimate	\$127,300 (\$80.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-5	114.07-9-3	114.07-8-11	114.07-4-16	114.07-1-11
Owner	Gensler, Terry R	Louie, Landon C	Trumble, Brett	Diebold, Patrick W	Neuman, Aaron C
Address	39 Bennett Rd	295 Rowley Rd	32 Old Stone Rd	83 Old Stone Rd	12 Old Farm Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 300	77 x 125	72 x 133	85 x 130	70 x 135
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1975 / 0	1974 / 0	1977 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1026	994	884	1089	1188
2nd Sty Area	900	986	1066	791	960
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 250
SFLA	1926	1980	1950	1880	2148
Att/Det Gar Sqft	484	380	286	456	230
Prior Land	\$15,600				
Prior Total	\$120,000				
Comp Land Estimate	\$20,200	\$28,600	\$28,300	\$31,200	\$30,000
Sale Date		8/6/2020	3/2/2018	6/25/2018	12/3/2019
Sale Price		\$230,000	\$206,000	\$221,500	\$214,900
Time Adj Sale Price		\$230,000	\$229,000	\$242,200	\$217,800
TADJSP/SQFT		\$116.16	\$117.44	\$128.83	\$101.40
Total Adj Factors	\$103,300	\$124,200	\$110,800	\$121,700	\$111,500
Adjusted Sale Price		\$209,100	\$221,500	\$223,800	\$209,600
Comparable Estimate	\$220,500 (\$114.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-6	113.16-4-7	114.11-2-1	115.05-4-8	113.12-3-7.1
Owner	Wozniak, Jesse S	Clamp, Russell	Robson, Mark	Krygier, Andrew	Aronberg, Ricky
Address	49 Bennett Rd	18 Sunset Rd	1221 Como Park Blvd	60 Park 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	123	122	123	122	122
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 300	60 x 123	100 x 400	75 x 112	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	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1946 / 0	1948 / 0	1952 / 0	1955 / 0	1950 / 0
Condition	4 Good	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	2.0	1.7	1.5	1.5
Bedrooms	4	5	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1405	1126	906	1080	1136
2nd Sty Area	0	1110	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1981	2236	1585	1620	1704
Att/Det Gar Sqft	1,571	357	220	520	480
Prior Land	\$27,300				
Prior Total	\$142,000				
Comp Land Estimate	\$33,000	\$18,600	\$41,900	\$26,700	\$27,000
Sale Date		10/25/2019	8/28/2019	5/3/2018	4/29/2020
Sale Price		\$201,000	\$127,000	\$202,000	\$148,000
Time Adj Sale Price		\$205,000	\$130,400	\$222,100	\$148,700
TADJSP/SQFT		\$91.68	\$82.27	\$137.10	\$87.27
Total Adj Factors	\$144,500	\$135,900	\$54,100	\$122,700	\$94,000
Adjusted Sale Price		\$213,600	\$220,800	\$243,900	\$199,200
Comparable Estimate	\$217,600 (\$109.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-7	113.12-3-7.1	114.11-2-1	113.12-1-42	113.49-1-17
Owner	Ptak, Thaddeus S	Aronberg, Ricky	Robson, Mark	Paolini, Michael P	Khounthy, Sanaxay
Address	53 Bennett Rd	4 Bink St	1221 Como Park Blvd	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	123	122	123	122	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	75 x 300	100 x 172	100 x 400	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1950 / 0	1952 / 0	1960 / 0	1959 / 0
Condition	3 Normal	3 Normal	1 Poor	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.3	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 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	1343	1136	906	1020	1004
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0
SFLA	1715	1704	1585	1530	1757
Att/Det Gar Sqft	840	480	220	624	400
Prior Land	\$23,400				
Prior Total	\$125,000				
Comp Land Estimate	\$27,800	\$27,000	\$41,900	\$21,900	\$24,200
Sale Date		4/29/2020	8/28/2019	7/23/2018	6/18/2019
Sale Price		\$148,000	\$127,000	\$143,500	\$155,000
Time Adj Sale Price		\$148,700	\$130,400	\$156,000	\$160,200
TADJSP/SQFT		\$87.27	\$82.27	\$101.96	\$91.18
Total Adj Factors	\$108,200	\$94,000	\$54,100	\$89,200	\$95,700
Adjusted Sale Price		\$162,900	\$184,500	\$175,000	\$172,700
Comparable Estimate	\$180,500 (\$105.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-8	113.08-3-8	102.12-6-9	113.12-1-35	125.10-17-16
Owner	Scheffold, Linda	Donius, Michael P	Booth, Patricia	Bulera, Joshua	Booker, Shawn
Address	61 Bennett Rd	25 Wells Ave	71 Zoerb Ave	36 Marie Ave	54 Nancy Pl
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	122	110	122	126
School Code	143001	143001	143001	143001	146801
Site No.	1	1	1	1	1
Land Size	75 x 300	50 x 120	45 x 147	50 x 114	57 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	02 Brick	04 Composition	04 Composition
Year Built/Eff Yr Built	1940 / 0	1966 / 0	1961 / 0	1968 / 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	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.7	1.7	2.0
Bedrooms	5	4	5	5	6
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1290	1128	1232	936	1088
2nd Sty Area	0	0	0	0	1088
Fin Bsmt/Fin Rec Rm	0 0	0 468	0 0	0 0	0 544
SFLA	2231	1783	2156	1638	2176
Att/Det Gar Sqft	981	440	576	440	440
Prior Land	\$23,400				
Prior Total	\$128,000				
Comp Land Estimate	\$27,800	\$16,400	\$16,100	\$16,000	\$18,900
Sale Date		12/7/2018	5/28/2020	11/21/2019	12/12/2019
Sale Price		\$145,000	\$185,000	\$146,500	\$149,000
Time Adj Sale Price		\$153,200	\$185,600	\$149,000	\$151,000
TADJSP/SQFT		\$85.92	\$86.09	\$90.96	\$69.39
Total Adj Factors	\$122,700	\$84,800	\$97,200	\$72,500	\$104,000
Adjusted Sale Price		\$191,100	\$211,100	\$199,200	\$169,700
Comparable Estimate	\$192,400 (\$86.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-9	114.09-4-28	103.17-1-28	113.55-5-11	113.64-1-8
Owner	Reger, Joan B	Lawal, Wasiu	Izydorczak, Eugene	Jackson, Kathleen M	Nati, Kim Marie
Address	65 Bennett Rd	26 Park St	3821 Broadway St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	75 x 180	42 x 150	65 x 530	63 x 108	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1926 / 0	1937 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1326	1114	840	1070	1060
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1326	1510	1680	1520	1556
Att/Det Gar Sqft	529	440	672	399	264
Prior Land	\$28,900				
Prior Total	\$75,200				
Comp Land Estimate	\$26,100	\$18,600	\$32,900	\$13,000	\$7,200
Sale Date		10/23/2019	1/28/2019	9/30/2019	4/26/2018
Sale Price		\$133,500	\$70,000	\$125,600	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$59.00
Total Adj Factors	\$67,500	\$80,900	\$30,300	\$48,100	\$43,400
Adjusted Sale Price		\$122,800	\$110,700	\$147,900	\$115,900
Comparable Estimate	\$125,900 (\$94.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-9	114.06-4-14	114.09-3-5	114.09-1-11.2	114.07-10-1
Owner	Reger, Joan B	Darnley, David J	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew
Address	65 Bennett Rd	94 Bellevue Ave	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	2	1	1	1	1
Land Size	75 x 100	60 x 119	70 x 120	60 x 121	106 x 108
Building Style	09 Cottage	09 Cottage	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1863 / 0	1971 / 0	1989 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air 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	2	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	567	840	1029	960	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	567	840	1029	960	1040
Att/Det Gar Sqft			380		308
Prior Land	\$28,900				
Prior Total	\$75,200				
Comp Land Estimate	\$10,000	\$23,900	\$26,400	\$24,100	\$32,100
Sale Date		3/25/2019	6/10/2019	7/15/2019	2/27/2020
Sale Price		\$70,300	\$136,900	\$135,000	\$165,500
Time Adj Sale Price		\$73,400	\$141,500	\$139,100	\$166,900
TADJSP/SQFT		\$87.38	\$137.51	\$144.90	\$160.48
Total Adj Factors	\$11,200	\$15,400	\$73,500	\$76,900	\$87,100
Adjusted Sale Price		\$69,200	\$79,200	\$73,400	\$91,000
Comparable Estimate	\$79,200 (\$139.68/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-10	114.09-3-5	114.07-9-14	114.09-1-11.2	114.07-10-1	114.07-9-12
Owner	Kozlowski, Thaddeus M	Pitrelli, Daniel J	Palermo, Salvatore	Cudney, Matthew R	Iannello, Matthew	Vohwinkel, Mark T
Address	69 Bennett Rd	29 Center Ave	399 Rowley Rd	19 Hawthorne Ave	51 Wyndmoor Ct	379 Rowley 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	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 282	70 x 120	80 x 125	60 x 121	106 x 108	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1971 / 0	1973 / 0	1989 / 0	1976 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 1	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	1334	1029	1358	960	1040	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 350	0 605
SFLA	1334	1029	1358	960	1040	1272
Att/Det Gar Sqft	460	380	504		308	528
Prior Land	\$27,100					
Prior Total	\$127,000					
Comp Land Estimate	\$32,700	\$26,400	\$29,400	\$24,100	\$32,100	\$26,900
Sale Date		6/10/2019	8/12/2019	7/15/2019	2/27/2020	7/17/2018
Sale Price		\$136,900	\$162,000	\$135,000	\$165,500	\$185,000
Time Adj Sale Price		\$141,500	\$166,300	\$139,100	\$166,900	\$201,100
TADJSP/SQFT		\$137.51	\$122.46	\$144.90	\$160.48	\$158.10
Total Adj Factors	\$104,200	\$73,500	\$96,700	\$76,900	\$87,100	\$116,700
Adjusted Sale Price		\$172,200	\$173,800	\$166,400	\$184,000	\$188,600
Comparable Estimate	\$177,000 (\$132.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-11.11	113.08-2-10.1	114.09-5-3.11	113.64-2-8	113.54-5-1.1	114.18-5-6.1
Owner	Freeland, Linde B	Dolce, Jason R	Klein, Steven R	Prible, Stacey Lin	Bahuga, Nabyo Joseph	Hawkins, Theodore
Address	77 Bennett Rd	160 Como Park Blvd	39 Bellevue Ave	88 Edmund St	92 Mansion Ave	849 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	120	124
School Code	143001	143001	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	8.27	80 x 110	127 x 129	90 x 109	72 x 107	100 x 203
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1934 / 0	1907 / 0	1911 / 0	1890 / 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	3 Hot wtr/stm No	2 Hot air Yes	1 No central No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.7	1.5	1.5
Bedrooms	4	5	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1005	1302	704	1535	1430	1040
2nd Sty Area	1005	1302	704	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2010	2604	1408	1993	2145	1690
Att/Det Gar Sqft	704	672	400	342	744	
Prior Land	\$52,400					
Prior Total	\$90,000					
Comp Land Estimate	\$0	\$27,600	\$38,600	\$16,000	\$14,000	\$42,100
Sale Date		10/19/2020	10/2/2019	11/8/2019	3/1/2018	7/29/2019
Sale Price		\$160,050	\$125,000	\$155,000	\$168,000	\$179,900
Time Adj Sale Price		\$160,100	\$127,500	\$157,600	\$186,800	\$185,300
TADJSP/SQFT		\$61.48	\$90.55	\$79.08	\$87.09	\$109.64
Total Adj Factors	\$60,300	\$95,400	\$64,900	\$59,400	\$64,200	\$107,500
Adjusted Sale Price		\$125,000	\$122,900	\$158,500	\$182,900	\$138,100
Comparable Estimate	\$145,500 (\$72.39/SFLA)					

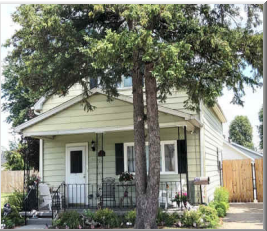
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-12	113.08-2-10.1	114.09-5-3.11	113.64-2-8	114.18-5-6.1
Owner	Kurek, Adam	Dolce, Jason R	Klein, Steven R	Prible, Stacey Lin	Hawkins, Theodore
Address	103 Bennett Rd	160 Como Park Blvd	39 Bellevue Ave	88 Edmund St	849 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	124
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	74 x 765	80 x 110	127 x 129	90 x 109	100 x 203
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1934 / 0	1907 / 0	1890 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.7	1.5
Bedrooms	4	5	4	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1207	1302	704	1535	1040
2nd Sty Area	0	1302	704	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1832	2604	1408	1993	1690
Att/Det Gar Sqft	440	672	400	342	744
Prior Land	\$14,700				
Prior Total	\$78,000				
Comp Land Estimate	\$18,500	\$27,600	\$38,600	\$16,000	\$42,100
Sale Date		10/19/2020	10/2/2019	11/8/2019	7/29/2019
Sale Price		\$160,050	\$125,000	\$155,000	\$179,900
Time Adj Sale Price		\$160,100	\$127,500	\$157,600	\$185,300
TADJSP/SQFT		\$61.48	\$90.55	\$79.08	\$109.64
Total Adj Factors	\$57,300	\$95,400	\$64,900	\$59,400	\$107,500
Adjusted Sale Price		\$122,000	\$119,900	\$155,500	\$135,100
Comparable Estimate	\$142,500 (\$77.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-13	114.09-3-5	114.09-1-11.2	114.07-10-1	114.07-9-14
Owner	Kurzdorfer Richard	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Palermo, Salvatore
Address	109 Bennett Rd	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 776	70 x 120	60 x 121	106 x 108	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1971 / 0	1989 / 0	1976 / 0	1973 / 0
Condition	3 Normal	3 Normal	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
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	902	1029	960	1040	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 350	0 0
SFLA	902	1029	960	1040	1358
Att/Det Gar Sqft	616	380		308	504
Prior Land	\$11,800				
Prior Total	\$106,000				
Comp Land Estimate	\$16,300	\$26,400	\$24,100	\$32,100	\$29,400
Sale Date		6/10/2019	7/15/2019	2/27/2020	8/12/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$162,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$166,300
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$122.46
Total Adj Factors	\$72,900	\$73,500	\$76,900	\$87,100	\$96,700
Adjusted Sale Price		\$140,900	\$135,100	\$152,700	\$142,500
Comparable Estimate	\$143,200 (\$158.76/SFLA)				\$68,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-14	114.09-5-3.11	113.08-2-10.1	114.18-5-6.1	113.79-3-15.1
Owner	Shields, Joseph M	Klein, Steven R	Dolce, Jason R	Hawkins, Theodore	Mirco, Lynne A
Address	119 Bennett Rd	39 Bellevue Ave	160 Como Park Blvd	849 Losson Rd	225 Cayuga Creek Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	124	122
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	165 x 660	127 x 129	80 x 110	100 x 203	43 x 513
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	01 Wood	01 Wood
Year Built/Eff Yr Built	1940 / 0	1934 / 0	1890 / 0	1890 / 0	1949 / 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	3 Hot wtr/strm 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
Stories	1.7	2.0	2.0	1.5	1.5
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	935	704	1302	1040	816
2nd Sty Area	0	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1606	1408	2604	1690	1326
Att/Det Gar Sqft	800	400	672	576	400
Prior Land	\$23,900				
Prior Total	\$88,000				
Comp Land Estimate	\$28,100	\$38,600	\$27,600	\$42,100	\$18,800
Sale Date		10/2/2019	10/19/2020	7/29/2019	6/28/2019
Sale Price		\$125,000	\$160,050	\$179,900	\$120,000
Time Adj Sale Price		\$127,500	\$160,100	\$185,300	\$124,000
TADJSP/SQFT		\$90.55	\$61.48	\$109.64	\$93.51
Total Adj Factors	\$81,000	\$64,900	\$95,400	\$107,500	\$51,000
Adjusted Sale Price		\$143,600	\$145,700	\$158,800	\$154,000
Comparable Estimate	\$152,800 (\$95.14/SFLA)				\$59,200



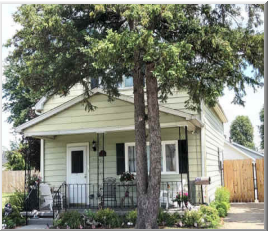
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-15	114.09-4-28	103.17-1-28	113.55-10-10.1	113.63-4-17	113.64-1-8
Owner	Kurek, Adam	Lawal, Wasii	Izydorczak, Eugene	Brice, Tiona-Meche	Maple Leaf Capital Corp	Nati, Kim Marie
Address	137 Bennett Rd	26 Park St	3821 Broadway St	27 Peoria Ave	164 Helen St	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	112 x 544	42 x 150	65 x 530	90 x 108	68 x 122	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1926 / 0	1937 / 0	1945 / 0	1950 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	4	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1496	1114	840	1008	1248	1060
2nd Sty Area	0	396	840	1008	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280	0 0
SFLA	2073	1510	1680	2016	1998	1556
Att/Det Gar Sqft		440	672	528	484	264
Prior Land	\$18,500					
Prior Total	\$94,000					
Comp Land Estimate	\$22,800	\$18,600	\$32,900	\$16,000	\$14,000	\$7,200
Sale Date		10/23/2019	1/28/2019	12/17/2018	2/15/2018	4/26/2018
Sale Price		\$133,500	\$70,000	\$110,000	\$105,000	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$116,200	\$117,400	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$57.64	\$58.76	\$59.00
Total Adj Factors	\$79,100	\$80,900	\$30,300	\$69,500	\$89,300	\$43,400
Adjusted Sale Price		\$134,400	\$122,300	\$125,800	\$107,200	\$127,500
Comparable Estimate	\$123,400 (\$59.53/SFLA)					

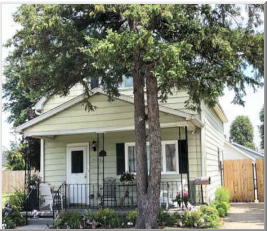
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-16	114.09-4-28	103.17-1-28	113.55-5-11	113.64-1-8
Owner	Bennett Road Propertie	Lawal, Wasiu	Izydorczak, Eugene	Jackson, Kathleen M	Nati, Kim Marie
Address	139-141 Bennett Rd	26 Park St	3821 Broadway St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	123
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	55 x 665	42 x 150	65 x 530	63 x 108	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1926 / 0	1937 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	975	1114	840	1070	1060
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1256	1510	1680	1520	1556
Att/Det Gar Sqft		440	672	399	264
Prior Land	\$23,500				
Prior Total	\$186,750				
Comp Land Estimate	\$23,500	\$18,600	\$32,900	\$13,000	\$7,200
Sale Date		10/23/2019	1/28/2019	9/30/2019	4/26/2018
Sale Price		\$133,500	\$70,000	\$125,600	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$59.00
Total Adj Factors	\$57,800	\$80,900	\$30,300	\$48,100	\$43,400
Adjusted Sale Price		\$113,100	\$101,000	\$138,200	\$106,200
Comparable Estimate	\$116,900 (\$93.07/SFLA)				\$73,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-16	114.09-6-1	113.34-1-21	113.50-5-5	113.12-1-26	113.12-1-21
Owner	Bennett Road Propertie	Roman, Brendan P	Ostrowski, Gary J	Al Mamun, Abdullah	Bell, Anthony M	Weng, Ying
Address	139-141 Bennett Rd	55 Center Ave	39 Sandy Ln	14 Fair Oaks Ln	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	123	123	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1	1
Land Size	55 x 100	85 x 120	59 x 185	50 x 105	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1994 / 0	1967 / 0	1965 / 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 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	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	1389	1184	1236	1218	1144	1118
2nd Sty Area	1209	1240	1296	1218	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0	0 0
SFLA	2598	2424	2532	2436	2288	2262
Att/Det Gar Sqft		400	418	400	462	506
Prior Land	\$23,500					
Prior Total	\$186,750					
Comp Land Estimate	\$8,000	\$30,000	\$21,800	\$15,300	\$15,900	\$15,900
Sale Date		1/3/2019	9/13/2019	9/29/2020	12/27/2019	6/28/2019
Sale Price		\$235,000	\$200,000	\$216,000	\$185,000	\$170,000
Time Adj Sale Price		\$246,800	\$204,700	\$216,000	\$187,500	\$175,700
TADJSP/SQFT		\$101.82	\$80.85	\$88.67	\$81.95	\$77.67
Total Adj Factors	\$106,400	\$128,100	\$107,900	\$102,200	\$98,600	\$92,700
Adjusted Sale Price		\$225,100	\$203,200	\$220,200	\$195,300	\$189,400
Comparable Estimate	\$206,600 (\$79.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-17	114.09-6-1	113.34-1-21	113.50-5-5	113.12-1-26
Owner	Bennett Road Propertie	Roman, Brendan P	Ostrowski, Gary J	Al Mamun, Abdullah	Bell, Anthony M
Address	145-147 Bennett Rd	55 Center Ave	39 Sandy 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	123	123	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1
Land Size	56 x 388	85 x 120	59 x 185	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	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1994 / 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 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	2.0	2.0	2.0	2.0
Bedrooms	4	4	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	1389	1184	1236	1218	1144
2nd Sty Area	1209	1240	1296	1218	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2598	2424	2532	2436	2288
Att/Det Gar Sqft		400	418	400	462
Prior Land	\$26,600				
Prior Total	\$204,180				
Comp Land Estimate	\$11,400	\$30,000	\$21,800	\$15,300	\$15,900
Sale Date		1/3/2019	9/13/2019	9/29/2020	12/27/2019
Sale Price		\$235,000	\$200,000	\$216,000	\$185,000
Time Adj Sale Price		\$246,800	\$204,700	\$216,000	\$187,500
TADJSP/SQFT		\$101.82	\$80.85	\$88.67	\$81.95
Total Adj Factors	\$108,800	\$128,100	\$107,900	\$102,200	\$98,600
Adjusted Sale Price		\$227,500	\$205,600	\$222,600	\$197,700
Comparable Estimate	\$209,000 (\$80.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-2-17	114.09-4-28	103.17-1-28	113.70-2-11	113.64-1-8
Owner	Bennett Road Propertie	Lawal, Wasiu	Izydorczak, Eugene	La Mond, Lisa	Nati, Kim Marie
Address	145-147 Bennett Rd	26 Park St	3821 Broadway St	1368 Harlem Rd	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	56 x 388	42 x 150	65 x 530	45 x 120	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1926 / 0	1937 / 0	1937 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0
1st Sty Area	1085	1114	840	936	1060
2nd Sty Area	0	396	840	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1726	1510	1680	1776	1556
Att/Det Gar Sqft	420	440	672	440	264
Prior Land	\$26,600				
Prior Total	\$204,180				
Comp Land Estimate	\$22,900	\$18,600	\$32,900	\$11,000	\$7,200
Sale Date		10/23/2019	1/28/2019	6/23/2020	4/26/2018
Sale Price		\$133,500	\$70,000	\$110,800	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$111,000	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$62.50	\$59.00
Total Adj Factors	\$79,300	\$80,900	\$30,300	\$61,900	\$43,400
Adjusted Sale Price		\$134,600	\$122,500	\$128,400	\$127,700
Comparable Estimate	\$134,600 (\$77.98/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-1-7.11	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Schaddack, Mary Ann	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	220 Bennett Rd	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	178 x 188	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	3.0	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	542	1114	840	1060	1070
2nd Sty Area	1014	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1652	1510	1680	1556	1520
Att/Det Gar Sqft	648	440	672	264	399
Prior Land	\$33,900				
Prior Total	\$95,000				
Comp Land Estimate	\$41,900	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$91,800	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$147,100	\$135,000	\$140,200	\$172,200
Comparable Estimate	\$150,700 (\$91.22/SFLA)				\$60,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-2.2	114.09-4-28	103.17-1-28	114.09-3-5	123.28-3-9
Owner	Havernick, Paul W Sr	Lawal, Wasiu	Izydorczak, Eugene	Pitrelli, Daniel J	Shaw, Ashley L
Address	267 Bennett Rd	26 Park St	3821 Broadway St	29 Center Ave	125 Meadowbrook Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	120
School Code	143001	143001	143001	143002	143009
Site No.	1	1	1	1	1
Land Size	80 x 210	42 x 150	65 x 530	70 x 120	30 x 99
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	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	1917 / 0	1926 / 0	1937 / 0	1971 / 0	1922 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.0	1.3
Bedrooms	4	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	1 Slab/pier 0
1st Sty Area	680	1114	840	1029	920
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	962	1510	1680	1029	1085
Att/Det Gar Sqft	624	440	672	380	340
Prior Land	\$23,500				
Prior Total	\$65,000				
Comp Land Estimate	\$28,200	\$18,600	\$32,900	\$26,400	\$24,000
					\$7,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76
					\$86.35
Total Adj Factors	\$42,700	\$80,900	\$30,300	\$73,500	\$54,800
Adjusted Sale Price		\$98,000	\$85,900	\$110,700	\$91,800
					\$26,400
Comparable Estimate	\$97,600 (\$101.46/SFLA)				\$101,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-3	114.09-5-3.11	113.08-2-10.1	113.79-3-15.1	102.45-5-40
Owner	Stahl Larry & W	Klein, Steven R	Dolce, Jason R	Mirco, Lynne A	Vincent, Kevin
Address	271 Bennett Rd	39 Bellevue Ave	160 Como Park Blvd	225 Cayuga Creek Rd	129 Reo Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	122	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	45 x 209	127 x 129	80 x 110	43 x 513	60 x 134
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1927 / 0	1934 / 0	1890 / 0	1890 / 0	1927 / 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	3 Hot wtr/strm 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	2.0	2.0	1.5	1.5
Bedrooms	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	880	704	1302	1040	968
2nd Sty Area	550	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1430	1408	2604	1326	1573
Att/Det Gar Sqft	504	400	672	576	440
Prior Land	\$17,100				
Prior Total	\$70,000				
Comp Land Estimate	\$17,600	\$38,600	\$27,600	\$18,800	\$12,000
Sale Date		10/2/2019	10/19/2020	7/29/2019	6/28/2019
Sale Price		\$125,000	\$160,050	\$179,900	\$120,000
Time Adj Sale Price		\$127,500	\$160,100	\$185,300	\$124,000
TADJSP/SQFT		\$90.55	\$61.48	\$109.64	\$93.51
Total Adj Factors	\$60,300	\$64,900	\$95,400	\$107,500	\$51,000
Adjusted Sale Price		\$122,900	\$125,000	\$138,100	\$133,300
Comparable Estimate	\$129,300 (\$90.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-4.2	114.07-9-3	114.07-8-11	114.07-6-12	114.07-1-11
Owner	Lucie, Joshua M	Louie, Landon C	Trumble, Brett	Abdulla, Abdulhafed M	Diebold, Patrick W
Address	275 Bennett Rd	295 Rowley Rd	32 Old Stone Rd	35 Honorine Dr	83 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	82 x 205	77 x 125	72 x 133	80 x 130	85 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2005 / 0	1975 / 0	1974 / 0	1975 / 0	1977 / 0
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	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / N	1 / Y
Stories	1.7	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1393	994	884	1188	1089
2nd Sty Area	0	986	1066	960	791
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 250	0 0
SFLA	2041	1980	1950	2148	1880
Att/Det Gar Sqft	462	380	286	230	456
Prior Land	\$24,200				
Prior Total	\$160,000				
Comp Land Estimate	\$17,900	\$28,600	\$28,300	\$30,000	\$31,200
Sale Date		8/6/2020	3/2/2018	12/3/2019	6/25/2018
Sale Price		\$230,000	\$206,000	\$214,900	\$221,500
Time Adj Sale Price		\$230,000	\$229,000	\$217,800	\$242,200
TADJSP/SQFT		\$116.16	\$117.44	\$101.40	\$128.83
Total Adj Factors	\$124,900	\$124,200	\$110,800	\$111,500	\$121,700
Adjusted Sale Price		\$230,700	\$243,100	\$231,200	\$245,400
Comparable Estimate	\$242,100 (\$118.62/SFLA)				\$131,600

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-2-13	114.09-3-5	114.07-8-8	114.02-4-8	114.07-9-14	114.02-6-7.1
Owner	Kiel, John J	Pitrelli, Daniel J	Schmidt, Adam J	Jezewicz, Kim M	Palermo, Salvatore	Faraj, Salam M
Address	280 Bennett Rd	29 Center Ave	20 Old Stone Rd	156 Messer Ave	399 Rowley Rd	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	146 x 104	70 x 120	73 x 116	100 x 325	80 x 125	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1964 / 0	1971 / 0	1974 / 0	1973 / 0	1973 / 0	1976 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1700	1029	1681	1676	1358	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 300
SFLA	1700	1029	1681	1676	1358	1708
Att/Det Gar Sqft	484	380	462	572	504	529
Prior Land	\$25,000					
Prior Total	\$148,000					
Comp Land Estimate	\$29,500	\$26,400	\$26,700	\$41,400	\$29,400	\$30,100
Sale Date		6/10/2019	1/23/2018	1/14/2020	8/12/2019	10/10/2018
Sale Price		\$136,900	\$220,000	\$195,000	\$162,000	\$177,000
Time Adj Sale Price		\$141,500	\$247,300	\$197,000	\$166,300	\$189,200
TADJSP/SQFT		\$137.51	\$147.11	\$117.54	\$122.46	\$110.77
Total Adj Factors	\$118,200	\$73,500	\$142,200	\$131,200	\$96,700	\$121,000
Adjusted Sale Price		\$186,200	\$223,300	\$184,000	\$187,800	\$186,400
Comparable Estimate	\$193,500 (\$113.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-5	114.09-4-28	103.17-1-28	114.09-3-5	91.20-7-6
Owner	Dormann, Nancy J	Lawal, Wasiiu	Izydorczak, Eugene	Pitrelli, Daniel J	Janiszewski, Melissa L
Address	287 Bennett Rd	26 Park St	3821 Broadway St	29 Center Ave	211 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	109
School Code	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1
Land Size	60 x 204	42 x 150	65 x 530	70 x 120	120 x 121
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	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	1922 / 0	1926 / 0	1937 / 0	1971 / 0	1923 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.0	1.3
Bedrooms	3	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1173	1114	840	1029	968
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1173	1510	1680	1029	1085
Att/Det Gar Sqft		440	672	380	340
Prior Land	\$22,600				
Prior Total	\$63,000				
Comp Land Estimate	\$23,500	\$18,600	\$32,900	\$26,400	\$24,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76
Total Adj Factors	\$55,200	\$80,900	\$30,300	\$73,500	\$54,800
Adjusted Sale Price		\$110,500	\$98,400	\$123,200	\$104,300
Comparable Estimate	\$112,000 (\$95.48/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-4-6	114.09-4-28	103.17-1-28	114.09-3-5	91.20-7-6	91.20-11-75
Owner	Chiari Scott	Lawal, Wasiu	Izydorczak, Eugene	Pitrelli, Daniel J	Janiszewski, Melissa L	MacNeil, Alicia
Address	289 Bennett Rd	26 Park St	3821 Broadway St	29 Center Ave	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	109	109
School Code	143001	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1	1
Land Size	45 x 214	42 x 150	65 x 530	70 x 120	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1922 / 0	1926 / 0	1937 / 0	1971 / 0	1923 / 0	1920 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.0	1.3	1.5
Bedrooms	4	3	3	2	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	1114	840	1029	968	880
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	1106	1510	1680	1029	1085	1144
Att/Det Gar Sqft	462	440	672	380	340	480
Prior Land	\$17,100					
Prior Total	\$75,000					
Comp Land Estimate	\$17,700	\$18,600	\$32,900	\$26,400	\$24,000	\$11,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018	4/30/2019
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500	\$110,000
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900	\$114,400
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76	\$100.00
Total Adj Factors	\$56,600	\$80,900	\$30,300	\$73,500	\$54,800	\$46,000
Adjusted Sale Price		\$111,900	\$99,800	\$124,600	\$105,700	\$125,000
Comparable Estimate	\$113,400 (\$102.53/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-7	114.09-3-5	114.09-1-11.2	114.07-10-1	114.07-9-12
Owner	Skowron Thaddeus R &	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Vohwinkel, Mark T
Address	295 Bennett Rd	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 230	70 x 120	60 x 121	106 x 108	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1971 / 0	1989 / 0	1976 / 0	1973 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good
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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 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	680	1029	960	1040	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 0
SFLA	680	1029	960	1040	1358
Att/Det Gar Sqft	350	380		308	504
Prior Land	\$19,200				
Prior Total	\$95,000				
Comp Land Estimate	\$19,800	\$26,400	\$24,100	\$32,100	\$29,400
Sale Date		6/10/2019	7/15/2019	2/27/2020	8/12/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$162,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$166,300
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$122.46
Total Adj Factors	\$56,400	\$73,500	\$76,900	\$87,100	\$96,700
Adjusted Sale Price		\$124,400	\$118,600	\$136,200	\$126,000
Comparable Estimate	\$129,200 (\$190/SFLA)				\$116,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-8	114.09-4-28	103.17-1-28	114.06-4-14	113.71-8-2
Owner	Pache, Betty J	Lawal, Wasiu	Izydorczak, Eugene	Darnley, David J	Otamere, Trina D
Address	301 Bennett Rd	26 Park St	3821 Broadway St	94 Bellevue Ave	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	72 x 301	42 x 150	65 x 530	60 x 119	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	09 Cottage	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1860 / 0	1926 / 0	1937 / 0	1863 / 0	1900 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	D Economy 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.0	1.3
Bedrooms	3	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	898	1114	840	840	1244
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1248	1510	1680	840	1343
Att/Det Gar Sqft		440	672		528
Prior Land	\$22,400				
Prior Total	\$78,000				
Comp Land Estimate	\$27,100	\$18,600	\$32,900	\$23,900	\$13,000
Sale Date		10/23/2019	1/28/2019	3/25/2019	1/3/2020
Sale Price		\$133,500	\$70,000	\$70,300	\$111,000
Time Adj Sale Price		\$136,200	\$73,500	\$73,400	\$112,100
TADJSP/SQFT		\$90.20	\$43.75	\$87.38	\$83.47
Total Adj Factors	\$58,200	\$80,900	\$30,300	\$15,400	\$47,400
Adjusted Sale Price		\$113,500	\$101,400	\$116,200	\$122,900
Comparable Estimate	\$113,600 (\$91.03/SFLA)				\$28,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-8	114.09-6-1	113.12-3-5.1	113.50-6-8	113.12-1-46
Owner	Cavanaugh, James E	Roman, Brendan P	Tatarevich, Daniil	Alvarez, Pedro E. Sierra	Seyar, Mohamad I Moha
Address	320 Bennett Rd	55 Center Ave	8 Bink St	44 Fairelm Ln	15 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	123	123	122	122	122
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	78 x 118	85 x 120	75 x 172	50 x 100	75 x 142
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	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1994 / 0	1956 / 0	1965 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	5
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	1080	1184	904	1152	1162
2nd Sty Area	810	1240	864	864	1110
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1890	2424	1768	2016	2272
Att/Det Gar Sqft	624	400			
Prior Land	\$23,400				
Prior Total	\$130,000				
Comp Land Estimate	\$28,100	\$30,000	\$23,500	\$14,900	\$21,900
Sale Date		1/3/2019	3/6/2020	3/25/2020	11/18/2019
Sale Price		\$235,000	\$143,000	\$149,000	\$180,000
Time Adj Sale Price		\$246,800	\$144,000	\$150,000	\$183,000
TADJSP/SQFT		\$101.82	\$81.45	\$74.40	\$80.55
Total Adj Factors	\$103,700	\$128,100	\$63,500	\$60,200	\$92,200
Adjusted Sale Price		\$222,400	\$184,200	\$193,500	\$194,500
Comparable Estimate	\$197,500 (\$104.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-9	114.09-3-5	114.07-9-14	114.02-5-11	114.12-1-7.112
Owner	Hanchak, Michael	Pitrelli, Daniel J	Palermo, Salvatore	Kadish, Courtney N	Lounsbury, Joseph C
Address	325 Bennett Rd	29 Center Ave	399 Rowley Rd	173 Messer Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	120 x 334	70 x 120	80 x 125	100 x 332	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1971 / 0	1973 / 0	1955 / 0	1976 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1476	1029	1358	1456	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 350
SFLA	1476	1029	1358	1456	1314
Att/Det Gar Sqft	280	380	504	832	440
Prior Land	\$30,600				
Prior Total	\$134,000				
Comp Land Estimate	\$36,800	\$26,400	\$29,400	\$41,400	\$43,600
Sale Date		6/10/2019	8/12/2019	5/13/2019	8/12/2020
Sale Price		\$136,900	\$162,000	\$165,000	\$200,000
Time Adj Sale Price		\$141,500	\$166,300	\$171,100	\$200,000
TADJSP/SQFT		\$137.51	\$122.46	\$117.51	\$152.21
Total Adj Factors	\$107,700	\$73,500	\$96,700	\$102,300	\$87,100
Adjusted Sale Price		\$175,700	\$177,300	\$176,500	\$187,500
Comparable Estimate	\$183,400 (\$124.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-10	114.09-3-5	114.07-9-14	114.12-1-7.112	114.02-5-11
Owner	Sikorski, Frank A	Pitrelli, Daniel J	Palermo, Salvatore	Lounsbury, Joseph C	Kadish, Courtney N
Address	335 Bennett Rd	29 Center Ave	399 Rowley Rd	1316 Borden Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	80 x 405	70 x 120	80 x 125	110 x 319	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1956 / 0	1971 / 0	1973 / 0	1954 / 0	1955 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1376	1029	1358	1314	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 240	0 0
SFLA	1376	1029	1358	1314	1456
Att/Det Gar Sqft	380	380	504	440	832
Prior Land	\$24,500				
Prior Total	\$120,000				
Comp Land Estimate	\$29,500	\$26,400	\$29,400	\$43,600	\$41,400
Sale Date		6/10/2019	8/12/2019	8/12/2020	5/13/2019
Sale Price		\$136,900	\$162,000	\$200,000	\$165,000
Time Adj Sale Price		\$141,500	\$166,300	\$200,000	\$171,100
TADJSP/SQFT		\$137.51	\$122.46	\$152.21	\$117.51
Total Adj Factors	\$98,100	\$73,500	\$96,700	\$107,900	\$102,300
Adjusted Sale Price		\$166,100	\$167,700	\$190,200	\$166,900
Comparable Estimate	\$173,800 (\$126.31/SFLA)				\$177,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-11	114.02-4-36	114.11-2-1	113.12-1-42	115.05-4-8
Owner	Havernick, Robert L III	Hiller, Traci H	Robson, Mark	Paolini, Michael P	Krygier, Andrew
Address	345 Bennett Rd	1221 Borden Rd	1221 Como Park Blvd	7 Bink St	60 Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	122	123
School Code	143001	143007	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	120 x 420	100 x 337	100 x 400	75 x 142	75 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1950 / 0	1952 / 0	1960 / 0	1955 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	738	906	1020	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 330
SFLA	1224	1089	1585	1530	1620
Att/Det Gar Sqft	440	200	220	624	520
Prior Land	\$31,000				
Prior Total	\$108,000				
Comp Land Estimate	\$37,300	\$41,400	\$41,900	\$21,900	\$26,700
Sale Date		10/31/2019	8/28/2019	7/23/2018	5/3/2018
Sale Price		\$143,000	\$127,000	\$143,500	\$202,000
Time Adj Sale Price		\$145,900	\$130,400	\$156,000	\$222,100
TADJSP/SQFT		\$133.98	\$82.27	\$101.96	\$137.10
Total Adj Factors	\$86,800	\$78,000	\$54,100	\$89,200	\$122,700
Adjusted Sale Price		\$154,700	\$163,100	\$153,600	\$186,200
Comparable Estimate	\$161,600 (\$132.03/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-4-12	114.11-2-1	113.12-1-42	115.05-4-8	113.12-3-7.1	114.02-4-36
Owner	Crowden, Grace M	Robson, Mark	Paolini, Michael P	Krygier, Andrew	Aronberg, Ricky	Hiller, Traci H
Address	355 Bennett Rd	1221 Como Park Blvd	7 Bink St	60 Park Ave	4 Bink St	1221 Borden 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	123	123	122	123	122	123
School Code	143001	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	168 x 290	100 x 400	75 x 142	75 x 112	100 x 172	100 x 337
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1960 / 0	1955 / 0	1950 / 0	1950 / 0
Condition	3 Normal	1 Poor	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	4	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1025	906	1020	1080	1136	738
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 330	0 0	0 0
SFLA	1517	1585	1530	1620	1704	1089
Att/Det Gar Sqft	528	220	624	520	480	200
Prior Land	\$37,900					
Prior Total	\$120,000					
Comp Land Estimate	\$42,700	\$41,900	\$21,900	\$26,700	\$27,000	\$41,400
Sale Date		8/28/2019	7/23/2018	5/3/2018	4/29/2020	10/31/2019
Sale Price		\$127,000	\$143,500	\$202,000	\$148,000	\$143,000
Time Adj Sale Price		\$130,400	\$156,000	\$222,100	\$148,700	\$145,900
TADJSP/SQFT		\$82.27	\$101.96	\$137.10	\$87.27	\$133.98
Total Adj Factors	\$103,800	\$54,100	\$89,200	\$122,700	\$94,000	\$78,000
Adjusted Sale Price		\$180,100	\$170,600	\$203,200	\$158,500	\$171,700
Comparable Estimate	\$176,800 (\$116.55/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-4-13	114.09-4-28	103.17-1-28	113.55-5-11	113.64-1-8	113.71-8-2
Owner	Gallo Salvatore T	Lawal, Wasiu	Izydorczak, Eugene	Jackson, Kathleen M	Nati, Kim Marie	Otamere, Trina D
Address	367 Bennett Rd	26 Park St	3821 Broadway St	97 Girard Ave	72 Henry St	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	67 x 190	42 x 150	65 x 530	63 x 108	30 x 109	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1926 / 0	1937 / 0	1927 / 0	1925 / 0	1900 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5	1.3
Bedrooms	4	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	836	1114	840	1070	1060	1244
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1358	1510	1680	1520	1556	1343
Att/Det Gar Sqft	424	440	672	399	264	528
Prior Land	\$20,000					
Prior Total	\$80,000					
Comp Land Estimate	\$24,700	\$18,600	\$32,900	\$13,000	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	9/30/2019	4/26/2018	1/3/2020
Sale Price		\$133,500	\$70,000	\$125,600	\$83,000	\$111,000
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$91,800	\$112,100
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$59.00	\$83.47
Total Adj Factors	\$65,200	\$80,900	\$30,300	\$48,100	\$43,400	\$47,400
Adjusted Sale Price		\$120,500	\$108,400	\$145,600	\$113,600	\$129,900
Comparable Estimate	\$123,600 (\$91.02/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-14.1	114.09-5-3.11	113.08-2-10.1	91.20-3-12	113.79-3-15.1
Owner	Gallo Vito	Klein, Steven R	Dolce, Jason R	Raber, Peter J	Mirco, Lynne A
Address	377 Bennett Rd	39 Bellevue Ave	160 Como Park Blvd	59 Northcrest Ave	225 Cayuga Creek Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	109	122
School Code	143001	143001	143001	143002	143009
Site No.	1	1	1	1	1
Land Size	161 x 226	127 x 129	80 x 110	45 x 123	43 x 513
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	01 Wood	01 Wood
Year Built/Eff Yr Built	1920 / 0	1934 / 0	1890 / 0	1890 / 0	1935 / 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	3 Hot wtr/strm 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	1.7	2.0	2.0	1.5	1.5
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1060	704	1302	1040	816
2nd Sty Area	0	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1465	1408	2604	1622	1326
Att/Det Gar Sqft	360	400	672	400	576
Prior Land	\$26,500				
Prior Total	\$90,000				
Comp Land Estimate	\$51,300	\$38,600	\$27,600	\$15,000	\$18,800
Sale Date		10/2/2019	10/19/2020	7/29/2019	9/13/2018
Sale Price		\$125,000	\$160,050	\$179,900	\$130,500
Time Adj Sale Price		\$127,500	\$160,100	\$185,300	\$140,300
TADJSP/SQFT		\$90.55	\$61.48	\$109.64	\$86.50
Total Adj Factors	\$85,400	\$64,900	\$95,400	\$59,200	\$51,000
Adjusted Sale Price		\$148,000	\$150,100	\$166,500	\$158,400
Comparable Estimate	\$157,200 (\$107.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-4-16.2	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-5
Owner	Gallo, Antonietta	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Hanagan, Jack
Address	381 Bennett Rd	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	45 Keicher Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	153 x 675	67 x 120	62 x 357	65 x 120	112 x 109
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1977 / 0	1977 / 0	1977 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 992	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	3 / 0	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1728	1489	1507	1456	1626
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	992 0	564 0	474 0	484 0	706 0
SFLA	2720	2053	1981	1940	2332
Att/Det Gar Sqft	2,160				
Prior Land	\$36,100				
Prior Total	\$220,000				
Comp Land Estimate	\$43,400	\$25,700	\$31,100	\$25,200	\$33,300
Sale Date		11/27/2019	4/27/2018	10/21/2020	7/28/2020
Sale Price		\$188,000	\$180,000	\$225,000	\$230,000
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$230,000
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$98.63
Total Adj Factors	\$208,400	\$120,700	\$106,000	\$112,500	\$136,800
Adjusted Sale Price		\$278,800	\$301,400	\$320,900	\$301,600
Comparable Estimate	\$304,300 (\$111.88/SFLA)				\$123,300



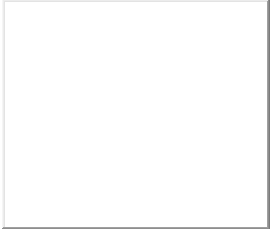
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-4-16.12	114.09-4-28	103.17-1-28	113.71-8-2	114.06-4-14	102.53-2-12
Owner	Folga, Martin J	Lawal, Wasiu	Izydorczak, Eugene	Otamere, Trina D	Darnley, David J	King, Bernard C
Address	385 Bennett Rd	26 Park St	3821 Broadway St	295 Parker St	94 Bellevue Ave	26 Hedwig 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	123	123	123	120	123	105
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	87 x 176	42 x 150	65 x 530	60 x 119	60 x 119	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	09 Cottage	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1926 / 0	1937 / 0	1900 / 0	1863 / 0	1897 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.3	1.0	1.5
Bedrooms	3	3	3	4	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	3 Partial 0
1st Sty Area	920	1114	840	1244	840	928
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1270	1510	1680	1343	840	1359
Att/Det Gar Sqft	440	440	672	528		240
Prior Land	\$23,500					
Prior Total	\$72,000					
Comp Land Estimate	\$28,500	\$18,600	\$32,900	\$13,000	\$23,900	\$7,000
Sale Date		10/23/2019	1/28/2019	1/3/2020	3/25/2019	3/29/2019
Sale Price		\$133,500	\$70,000	\$111,000	\$70,300	\$80,750
Time Adj Sale Price		\$136,200	\$73,500	\$112,100	\$73,400	\$84,300
TADJSP/SQFT		\$90.20	\$43.75	\$83.47	\$87.38	\$62.03
Total Adj Factors	\$65,500	\$80,900	\$30,300	\$47,400	\$15,400	\$28,400
Adjusted Sale Price		\$120,800	\$108,700	\$130,200	\$123,500	\$121,400
Comparable Estimate	\$120,900 (\$95.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-16	114.11-2-1	115.05-4-8	114.02-4-36	125.08-9-9
Owner	Pikuzinski, Lorraine	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Cushing, Wendy L
Address	992 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 195	100 x 400	75 x 112	100 x 337	152 x 283
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1092	906	1080	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 780
SFLA	1812	1585	1620	1089	1575
Att/Det Gar Sqft	528	220	520	200	780
Prior Land	\$22,400				
Prior Total	\$140,000				
Comp Land Estimate	\$29,000	\$41,900	\$26,700	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$109,800	\$54,100	\$122,700	\$78,000	\$125,100
Adjusted Sale Price		\$186,100	\$209,200	\$177,700	\$184,800
Comparable Estimate	\$185,800 (\$102.54/SFLA)				\$94,200



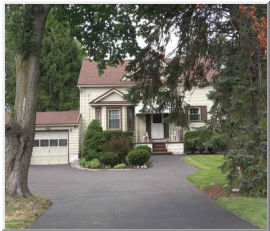
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-15	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3	114.07-9-1
Owner	Pikuzinski Rudolph Jr &	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C	Nelson, Michael
Address	994 Borden Rd	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd	283 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 195	75 x 130	85 x 130	72 x 133	77 x 125	89 x 123
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	821	971	1089	884	994	638
2nd Sty Area	821	717	791	1066	986	618
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 250
SFLA	1642	1688	1880	1950	1980	1256
Att/Det Gar Sqft	900	420	456	286	380	418
Prior Land	\$22,400					
Prior Total	\$190,000					
Comp Land Estimate	\$29,000	\$28,700	\$31,200	\$28,300	\$28,600	\$31,100
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020	1/31/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000	\$218,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000	\$220,200
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16	\$175.32
Total Adj Factors	\$150,600	\$104,200	\$121,700	\$110,800	\$124,200	\$95,100
Adjusted Sale Price		\$253,500	\$271,100	\$268,800	\$256,400	\$275,700
Comparable Estimate	\$265,100 (\$161.45/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-14	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Angelli, Louis H	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	996 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 195	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1848	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1848	1676	1708	1456	1681
Att/Det Gar Sqft	480	572	529	832	462
Prior Land	\$32,700				
Prior Total	\$170,000				
Comp Land Estimate	\$39,600	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$137,400	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$203,200	\$205,600	\$206,200	\$242,500
Comparable Estimate	\$212,900 (\$115.21/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-31.11	114.02-4-48	114.20-2-5	114.09-6-1	114.20-1-14
Owner	Lord Of Life Lutheran C	Hawthorne-Greer, Keris	Malczewski, Abigail L	Roman, Brendan P	Mesko, Michael D
Address	1025-1049 Borden Rd	1339 Borden Rd	1401 Losson Rd	55 Center Ave	40 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	127	123	127
School Code	143007	143007	143007	143007	143007
Site No.	2	1	1	1	1
Land Size	100 x 276	75 x 181	50 x 145	85 x 120	60 x 127
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	1957 / 0	1988 / 0	1966 / 0	1994 / 0	1972 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	6	4	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	3 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1870	1149	1176	1184	1045
2nd Sty Area	568	1134	1232	1240	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2438	2283	2408	2424	2440
Att/Det Gar Sqft	576		484	400	484
Prior Land	\$391,000				
Prior Total	\$980,000				
Comp Land Estimate	\$40,900	\$32,600	\$19,100	\$30,000	\$21,000
Sale Date		7/19/2018	4/25/2019	1/3/2019	6/24/2019
Sale Price		\$250,000	\$164,000	\$235,000	\$201,000
Time Adj Sale Price		\$271,800	\$170,600	\$246,800	\$207,700
TADJSP/SQFT		\$119.05	\$70.85	\$101.82	\$85.12
Total Adj Factors	\$109,200	\$134,300	\$100,100	\$128,100	\$113,300
Adjusted Sale Price		\$246,700	\$179,700	\$227,900	\$203,600
Comparable Estimate	\$211,600 (\$86.79/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-12	114.11-2-1	114.02-4-36	115.05-4-8	114.16-5-25.1	125.08-9-9
Owner	Grabowski Robert J	Robson, Mark	Hiller, Traci H	Krygier, Andrew	Reynolds, Corey	Cushing, Wendy L
Address	1042 Borden Rd	1221 Como Park Blvd	1221 Borden Rd	60 Park Ave	963 Borden Rd	640 Borden 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	123	123	123	123	127	127
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	200 x 168	100 x 400	100 x 337	75 x 112	100 x 217	152 x 283
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1952 / 0	1950 / 0	1955 / 0	1946 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.7
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	872	906	738	1080	820	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 780
SFLA	1432	1585	1089	1620	1210	1575
Att/Det Gar Sqft	720	220	200	520	832	780
Prior Land	\$49,400					
Prior Total	\$134,000					
Comp Land Estimate	\$54,000	\$41,900	\$41,400	\$26,700	\$32,900	\$40,000
Sale Date		8/28/2019	10/31/2019	5/3/2018	1/21/2020	2/2/2018
Sale Price		\$127,000	\$143,000	\$202,000	\$154,000	\$178,981
Time Adj Sale Price		\$130,400	\$145,900	\$222,100	\$155,500	\$200,100
TADJSP/SQFT		\$82.27	\$133.98	\$137.10	\$128.51	\$127.05
Total Adj Factors	\$108,100	\$54,100	\$78,000	\$122,700	\$94,200	\$125,100
Adjusted Sale Price		\$184,400	\$176,000	\$207,500	\$169,400	\$183,100
Comparable Estimate	\$184,100 (\$128.56/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-10	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Siek, Hilda	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1056 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 168	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	879	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1299	1089	1585	1620	1210
Att/Det Gar Sqft	483	200	220	520	832
Prior Land	\$31,300				
Prior Total	\$114,000				
Comp Land Estimate	\$37,800	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$88,300	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$156,200	\$164,600	\$187,700	\$149,600
Comparable Estimate	\$164,300 (\$126.48/SFLA)				\$125,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-34	114.09-5-3.11	113.08-2-10.1	114.02-4-48	113.47-5-2
Owner	Wiercioch, Jane	Klein, Steven R	Dolce, Jason R	Hawthorne-Greer, Keris	Hartmann, Robert P Jr
Address	1059 Borden Rd	39 Bellevue Ave	160 Como Park Blvd	1339 Borden Rd	130 Kennedy Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	120
School Code	143007	143001	143001	143007	143009
Site No.	1	1	1	1	1
Land Size	100 x 337	127 x 129	80 x 110	75 x 181	95 x 108
Building Style	08 Old style	08 Old style	08 Old style	12 Duplex	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1934 / 0	1890 / 0	1988 / 0	1940 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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	3 Hot wtr/stm 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
Stories	1.7	2.0	2.0	2.0	1.7
Bedrooms	4	4	5	6	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1448	704	1302	1149	1402
2nd Sty Area	0	704	1302	1134	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2246	1408	2604	2283	2243
Att/Det Gar Sqft	700	400	672	484	
Prior Land	\$34,400				
Prior Total	\$135,000				
Comp Land Estimate	\$41,400	\$38,600	\$27,600	\$32,600	\$16,000
					\$42,100
Sale Date		10/2/2019	10/19/2020	7/19/2018	12/9/2019
Sale Price		\$125,000	\$160,050	\$250,000	\$153,060
Time Adj Sale Price		\$127,500	\$160,100	\$271,800	\$155,100
TADJSP/SQFT		\$90.55	\$61.48	\$119.05	\$69.15
					\$109.64
Total Adj Factors	\$104,800	\$64,900	\$95,400	\$134,300	\$72,700
Adjusted Sale Price		\$167,400	\$169,500	\$242,300	\$187,200
					\$107,500
Comparable Estimate	\$189,800 (\$84.51/SFLA)				\$182,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-35	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-3-20.1	114.12-1-7.112
Owner	Bukowski, Josephine H	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Hemenway, Charles R	Lounsbury, Joseph C
Address	1065 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	34 Ely Rd	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 337	100 x 325	70 x 160	100 x 332	100 x 522	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1973 / 0	1976 / 0	1955 / 0	1976 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	B Good	C Average 100
Heat Type/Central Air	3 Hot wtr/stm 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 / N	0 / N	1 / N	0 / N	2 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	2238	1676	1708	1456	2450	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 240
SFLA	2238	1676	1708	1456	2450	1314
Att/Det Gar Sqft	504	572	529	832	600	440
Prior Land	\$34,400					
Prior Total	\$170,000					
Comp Land Estimate	\$41,400	\$41,400	\$30,100	\$41,400	\$42,700	\$43,600
Sale Date		1/14/2020	10/10/2018	5/13/2019	12/20/2018	8/12/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$330,000	\$200,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$348,700	\$200,000
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$142.33	\$152.21
Total Adj Factors	\$158,300	\$131,200	\$121,000	\$102,300	\$250,100	\$107,900
Adjusted Sale Price		\$224,100	\$226,500	\$227,100	\$256,900	\$250,400
Comparable Estimate	\$237,000 (\$105.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-9	125.10-17-16	113.08-3-8	102.12-6-9	92.14-5-21
Owner	Smith, Robert C	Booker, Shawn	Donius, Michael P	Booth, Patricia	Elmore, Kristen Viola
Address	1080 Borden Rd	54 Nancy Pl	25 Wells Ave	71 Zoerb Ave	230 Crandon Blvd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	126	122	110	111
School Code	143007	146801	143001	143001	143002
Site No.	1	1	1	1	1
Land Size	100 x 168	57 x 112	50 x 120	45 x 147	75 x 105
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1965 / 0	1966 / 0	1961 / 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	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	2.0	1.7	1.7	1.7
Bedrooms	4	6	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1434	1088	1128	1232	1092
2nd Sty Area	0	1088	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 468	0 0	0 0
SFLA	2002	2176	1783	2156	1911
Att/Det Gar Sqft	460	440	440	576	528
Prior Land	\$31,300				
Prior Total	\$116,200				
Comp Land Estimate	\$37,800	\$18,900	\$16,400	\$16,100	\$16,000
Sale Date		12/12/2019	12/7/2018	5/28/2020	11/1/2019
Sale Price		\$149,000	\$145,000	\$185,000	\$153,000
Time Adj Sale Price		\$151,000	\$153,200	\$185,600	\$155,600
TADJSP/SQFT		\$69.39	\$85.92	\$86.09	\$81.42
Total Adj Factors	\$104,100	\$104,000	\$84,800	\$97,200	\$84,600
Adjusted Sale Price		\$151,100	\$172,500	\$192,500	\$175,100
Comparable Estimate	\$177,600 (\$88.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-12	114.02-4-25	114.16-6-12	114.12-1-26.1	114.06-2-59
Owner	Moe, Everett G	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	Tran, Tam T
Address	1110 Borden Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	200 x 410	179 x 168	100 x 200	83 x 300	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1984 / 0	1975 / 0	1979 / 0	1978 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	4	4
Full/Half Baths	1 / 1	3 / 0	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1436	1722	1559	1640	1686
2nd Sty Area	1228	648	1123	1109	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 500
SFLA	2664	2670	2682	2749	2746
Att/Det Gar Sqft	484 384	576	528	400	418
Prior Land	\$54,400				
Prior Total	\$195,000				
Comp Land Estimate	\$59,900	\$50,800	\$39,900	\$37,200	\$30,700
Sale Date		9/30/2019	6/4/2018	10/15/2018	5/14/2018
Sale Price		\$264,800	\$295,000	\$310,000	\$227,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$249,600
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$90.90
Total Adj Factors	\$173,000	\$167,700	\$207,000	\$199,100	\$163,000
Adjusted Sale Price		\$276,300	\$288,500	\$305,200	\$259,600
Comparable Estimate	\$287,800 (\$108.03/SFLA)				\$166,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-26	114.11-2-1	115.05-4-8	114.02-4-18	114.02-4-36
Owner	Osika Michael & Barbar	Robson, Mark	Krygier, Andrew	Gawel, Christianne E	Hiller, Traci H
Address	1129 Borden Rd	1221 Como Park Blvd	60 Park Ave	208 Messer Ave	1221 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 358	100 x 400	75 x 112	100 x 325	100 x 337
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1955 / 0	1977 / 0	1950 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.0	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 2	2 Crawl 0
1st Sty Area	1620	906	1080	1680	738
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	504 0	0 0
SFLA	2205	1585	1620	2184	1089
Att/Det Gar Sqft	768	220	520	200	200
Prior Land	\$34,400				
Prior Total	\$160,000				
Comp Land Estimate	\$41,600	\$41,900	\$26,700	\$41,400	\$41,400
					\$33,300
Sale Date		8/28/2019	5/3/2018	10/12/2018	10/31/2019
Sale Price		\$127,000	\$202,000	\$227,000	\$143,000
Time Adj Sale Price		\$130,400	\$222,100	\$242,600	\$145,900
TADJSP/SQFT		\$82.27	\$137.10	\$111.08	\$133.98
					\$98.63
Total Adj Factors	\$147,600	\$54,100	\$122,700	\$135,300	\$78,000
Adjusted Sale Price		\$223,900	\$247,000	\$254,900	\$215,500
					\$136,800
Comparable Estimate	\$236,400 (\$107.21/SFLA)				\$240,800

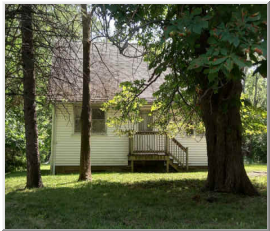
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-13	114.09-4-28	103.17-1-28	114.11-2-1	115.05-4-8
Owner	Pikuzinski Roland & Lori	Lawal, Wasii	Izydorczak, Eugene	Robson, Mark	Krygier, Andrew
Address	1130 Borden Rd	26 Park St	3821 Broadway St	1221 Como Park Blvd	60 Park Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	180 x 410	42 x 150	65 x 530	100 x 400	75 x 112
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1926 / 0	1937 / 0	1952 / 0	1955 / 0
Condition	1 Poor	4 Good	2 Fair	1 Poor	4 Good
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 110
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	2.0	2.0	1.7	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1330	1114	840	906	1080
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 330
SFLA	1634	1510	1680	1585	1620
Att/Det Gar Sqft		440	672	220	520
Prior Land	\$50,500				
Prior Total	\$80,000				
Comp Land Estimate	\$56,500	\$18,600	\$32,900	\$41,900	\$26,700
Sale Date		10/23/2019	1/28/2019	8/28/2019	5/3/2018
Sale Price		\$133,500	\$70,000	\$127,000	\$202,000
Time Adj Sale Price		\$136,200	\$73,500	\$130,400	\$222,100
TADJSP/SQFT		\$90.20	\$43.75	\$82.27	\$137.10
Total Adj Factors	\$72,000	\$80,900	\$30,300	\$54,100	\$122,700
Adjusted Sale Price		\$127,300	\$115,200	\$148,300	\$171,400
Comparable Estimate	\$140,600 (\$86.05/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-27	114.11-2-1	114.02-4-36	125.08-9-9	114.16-5-25.1
Owner	Ferraro Joseph S Sr	Robson, Mark	Krygier, Andrew	Cushing, Wendy L	Reynolds, Corey
Address	1137 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 340	100 x 400	75 x 112	100 x 337	152 x 283
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	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1171	906	1080	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 780
SFLA	1747	1585	1620	1089	1575
Att/Det Gar Sqft	483	220	520	200	780
Prior Land	\$34,400				
Prior Total	\$140,000				
Comp Land Estimate	\$41,500	\$41,900	\$26,700	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$109,500	\$54,100	\$122,700	\$78,000	\$125,100
Adjusted Sale Price		\$185,800	\$208,900	\$177,400	\$184,500
Comparable Estimate	\$185,500 (\$106.18/SFLA)				\$94,200

	<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	114.16-8-10.1	114.02-4-8	114.02-6-7.1	114.02-5-11	114.12-1-7.112	114.07-8-8
Owner	Jankowski, Gerald F	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Lounsbury, Joseph C	Schmidt, Adam J
Address	1140 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	1316 Borden Rd	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	214 x 454	100 x 325	70 x 160	100 x 332	110 x 319	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1973 / 0	1976 / 0	1955 / 0	1954 / 0	1974 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1784	1676	1708	1456	1314	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 240	0 0
SFLA	1784	1676	1708	1456	1314	1681
Att/Det Gar Sqft	520	572	529	832	440	462
Prior Land	\$57,300					
Prior Total	\$178,000					
Comp Land Estimate	\$62,600	\$41,400	\$30,100	\$41,400	\$43,600	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	8/12/2020	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$200,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$200,000	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$152.21	\$147.11
Total Adj Factors	\$149,600	\$131,200	\$121,000	\$102,300	\$107,900	\$142,200
Adjusted Sale Price		\$215,400	\$217,800	\$218,400	\$241,700	\$254,700
Comparable Estimate	\$229,600 (\$128.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-9	114.02-4-48	114.09-6-1	125.11-6-15	114.20-3-31
Owner	Stang Linda L	Hawthorne-Greer, Keris	Roman, Brendan P	Saleh, Abdulnaser	Singh Saini, Tarunvir
Address	1150 Borden Rd	1339 Borden Rd	55 Center Ave	69 Pheasant Ln	85 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	146801	143007
Site No.	1	1	1	1	1
Land Size	100 x 153	75 x 181	85 x 120	60 x 139	50 x 115
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	1987 / 0	1988 / 0	1994 / 0	1970 / 0	1971 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	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	2 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1524	1149	1184	1268	1066
2nd Sty Area	1428	1134	1240	1632	1443
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2952	2283	2424	2900	2509
Att/Det Gar Sqft	968		400	418	520
Prior Land	\$30,300				
Prior Total	\$200,000				
Comp Land Estimate	\$36,600	\$32,600	\$30,000	\$22,000	\$17,100
Sale Date		7/19/2018	1/3/2019	10/2/2020	8/10/2018
Sale Price		\$250,000	\$235,000	\$175,000	\$166,200
Time Adj Sale Price		\$271,800	\$246,800	\$175,000	\$179,700
TADJSP/SQFT		\$119.05	\$101.82	\$60.34	\$71.62
Total Adj Factors	\$200,700	\$134,300	\$128,100	\$106,700	\$108,600
Adjusted Sale Price		\$338,200	\$319,400	\$269,000	\$271,800
Comparable Estimate	\$298,700 (\$101.19/SFLA)				\$113,300

	<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	114.02-4-28.2	114.02-4-8	114.02-5-11	114.02-6-7.1	114.12-1-7.112	114.07-9-14
Owner	Kuczmanski, Arthur M	Jezewicz, Kim M	Kadish, Courtney N	Faraj, Salam M	Lounsbury, Joseph C	Palermo, Salvatore
Address	1151 Borden Rd	156 Messer Ave	173 Messer Ave	16 Cromwell Dr	1316 Borden Rd	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 330	100 x 325	100 x 332	70 x 160	110 x 319	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1973 / 0	1955 / 0	1976 / 0	1954 / 0	1973 / 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	3 Hot wtr/stm 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	1 / Y	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	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	1560	1676	1456	1708	1314	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240	0 0
SFLA	1560	1676	1456	1708	1314	1358
Att/Det Gar Sqft	540	572	832	529	440	504
Prior Land	\$34,400					
Prior Total	\$148,000					
Comp Land Estimate	\$41,400	\$41,400	\$41,400	\$30,100	\$43,600	\$29,400
Sale Date		1/14/2020	5/13/2019	10/10/2018	8/12/2020	8/12/2019
Sale Price		\$195,000	\$165,000	\$177,000	\$200,000	\$162,000
Time Adj Sale Price		\$197,000	\$171,100	\$189,200	\$200,000	\$166,300
TADJSP/SQFT		\$117.54	\$117.51	\$110.77	\$152.21	\$122.46
Total Adj Factors	\$128,000	\$131,200	\$102,300	\$121,000	\$107,900	\$96,700
Adjusted Sale Price		\$193,800	\$196,800	\$196,200	\$220,100	\$197,600
Comparable Estimate	\$200,900 (\$128.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-29	114.02-4-36	114.11-2-1	115.05-4-8	115.05-4-8
Owner	Karsst, Sandra K	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1155 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 325	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1950 / 0	1952 / 0	1955 / 0	1942 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	600	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	900	1089	1585	1620	1210
Att/Det Gar Sqft		200	220	520	832
Prior Land	\$34,000				
Prior Total	\$90,000				
Comp Land Estimate	\$41,400	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$59,800	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$127,700	\$136,100	\$159,200	\$121,100
Comparable Estimate	\$135,200 (\$150.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-30	114.02-8-41	114.07-4-16	114.07-9-1	114.07-8-11
Owner	Gawel Kevin J & Donna	Tyson, Cynthia	Diebold, Patrick W	Nelson, Michael	Trumble, Brett
Address	1165 Borden Rd	15 Irondale Dr	83 Old Stone Rd	283 Rowley Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 318	75 x 130	85 x 130	89 x 123	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1978 / 0	1977 / 0	1980 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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 No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	928	971	1089	638	884
2nd Sty Area	620	717	791	618	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	1548	1688	1880	1256	1950
Att/Det Gar Sqft	484	420	456	418	286
Prior Land	\$34,000				
Prior Total	\$160,000				
Comp Land Estimate	\$41,300	\$28,700	\$31,200	\$31,100	\$28,300
Sale Date		1/22/2020	6/25/2018	1/31/2020	3/2/2018
Sale Price		\$205,000	\$221,500	\$218,000	\$206,000
Time Adj Sale Price		\$207,100	\$242,200	\$220,200	\$229,000
TADJSP/SQFT		\$122.69	\$128.83	\$175.32	\$117.44
Total Adj Factors	\$107,600	\$104,200	\$121,700	\$95,100	\$110,800
Adjusted Sale Price		\$210,500	\$228,100	\$232,700	\$225,800
Comparable Estimate	\$222,100 (\$143.48/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-31	114.12-1-7.112	114.02-4-42	114.02-5-11	115.05-13-27
Owner	Capaccio, Rita M	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N	Liberti, Joseph M
Address	1177 Borden Rd	1316 Borden Rd	1283 Borden Rd	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 318	110 x 319	100 x 337	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1960 / 0	1955 / 0	1983 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1180	1314	1152	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 400	0 0	0 0
SFLA	1180	1314	1152	1456	1318
Att/Det Gar Sqft	484 280	440	400	832	440
Prior Land	\$34,000				
Prior Total	\$125,000				
Comp Land Estimate	\$41,300	\$43,600	\$41,400	\$41,400	\$24,500
Sale Date		8/12/2020	8/7/2019	5/13/2019	4/25/2020
Sale Price		\$200,000	\$205,000	\$165,000	\$161,500
Time Adj Sale Price		\$200,000	\$210,500	\$171,100	\$162,300
TADJSP/SQFT		\$152.21	\$182.73	\$117.51	\$123.14
Total Adj Factors	\$103,700	\$107,900	\$112,300	\$102,300	\$97,100
Adjusted Sale Price		\$195,800	\$201,900	\$172,500	\$168,900
Comparable Estimate	\$182,500 (\$154.66/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-23	114.02-5-11	114.12-1-7.112	114.02-4-8	114.07-9-14
Owner	Hopkins Leo & Joanne	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore
Address	1180 Borden Rd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 268	100 x 332	110 x 319	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1452	1456	1314	1676	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1452	1456	1314	1676	1358
Att/Det Gar Sqft	308	832	440	572	504
Prior Land	\$33,900				
Prior Total	\$133,000				
Comp Land Estimate	\$40,900	\$41,400	\$43,600	\$41,400	\$29,400
Sale Date		5/13/2019	8/12/2020	1/14/2020	8/12/2019
Sale Price		\$165,000	\$200,000	\$195,000	\$162,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$166,300
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$122.46
Total Adj Factors	\$111,900	\$102,300	\$107,900	\$131,200	\$96,700
Adjusted Sale Price		\$180,700	\$204,000	\$177,700	\$181,500
Comparable Estimate	\$184,800 (\$127.27/SFLA)				\$121,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-32	114.02-6-38	114.02-7-39	114.07-4-8	114.02-9-26
Owner	Kramer, Donna	Witherspoon, Ronald	Jacus, Megan O'Brien	Doyle, Daniel M	Walker, Jonathan E
Address	1187 Borden Rd	104 Cromwell Dr	87 Cromwell Dr	31 Ely Rd	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	60 x 120	60 x 120	80 x 130	70 x 136
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1975 / 0	1974 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 192	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1396	1406	1726	1238	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	192 0	276 0	0 0	416 0	525 0
SFLA	1588	1682	1726	1654	1779
Att/Det Gar Sqft					
Prior Land	\$34,000				
Prior Total	\$150,000				
Comp Land Estimate	\$41,300	\$24,000	\$24,000	\$30,000	\$28,100
Sale Date		8/15/2019	3/16/2018	3/13/2020	11/2/2020
Sale Price		\$180,000	\$210,000	\$238,000	\$230,000
Time Adj Sale Price		\$184,800	\$233,500	\$239,600	\$230,000
TADJSP/SQFT		\$109.87	\$135.28	\$144.86	\$129.29
Total Adj Factors	\$106,400	\$89,000	\$102,500	\$120,600	\$110,300
Adjusted Sale Price		\$202,200	\$237,400	\$225,400	\$226,100
Comparable Estimate	\$224,600 (\$141.44/SFLA)				\$114,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.12-1-22	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	114.12-1-7.112
Owner	Farrell, Mark E	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Lounsbury, Joseph C
Address	1190 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd	1316 Borden 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	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 268	100 x 337	100 x 400	75 x 112	100 x 217	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	874	738	906	1080	820	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 240
SFLA	1369	1089	1585	1620	1210	1314
Att/Det Gar Sqft	480	200	220	520	832	440
Prior Land	\$33,900					
Prior Total	\$95,000					
Comp Land Estimate	\$40,900	\$41,400	\$41,900	\$26,700	\$32,900	\$43,600
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	8/12/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$200,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$200,000
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$152.21
Total Adj Factors	\$92,900	\$78,000	\$54,100	\$122,700	\$94,200	\$107,900
Adjusted Sale Price		\$160,800	\$169,200	\$192,300	\$154,200	\$185,000
Comparable Estimate	\$172,300 (\$125.86/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-33	114.11-2-1	115.05-4-8	114.02-4-36	114.16-5-25.1
Owner	Modzelewski Dorothy C	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Reynolds, Corey
Address	1191 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	100 x 400	75 x 112	100 x 337	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1952 / 0	1955 / 0	1950 / 0	1946 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	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	2 Crawl 0	3 Partial 0
1st Sty Area	1008	906	1080	738	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1512	1585	1620	1089	1210
Att/Det Gar Sqft	400	220	520	200	832
Prior Land	\$34,000				
Prior Total	\$130,000				
Comp Land Estimate	\$41,300	\$41,900	\$26,700	\$41,400	\$32,900
Sale Date		8/28/2019	5/3/2018	10/31/2019	1/21/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$154,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$155,500
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$128.51
Total Adj Factors	\$87,500	\$54,100	\$122,700	\$78,000	\$94,200
Adjusted Sale Price		\$163,800	\$186,900	\$155,400	\$148,800
Comparable Estimate	\$163,500 (\$108.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-34	114.12-1-7.112	114.02-4-42	114.02-5-11	115.05-13-27
Owner	Krupinski, Margaret M	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N	Liberti, Joseph M
Address	1193 Borden Rd	1316 Borden Rd	1283 Borden Rd	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 318	110 x 319	100 x 337	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1960 / 0	1955 / 0	1983 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1176	1314	1152	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 400	0 0	0 0
SFLA	1176	1314	1152	1456	1318
Att/Det Gar Sqft	392	440	400	832	440
Prior Land	\$34,000				
Prior Total	\$107,400				
Comp Land Estimate	\$41,300	\$43,600	\$41,400	\$41,400	\$24,500
Sale Date		8/12/2020	8/7/2019	5/13/2019	4/25/2020
Sale Price		\$200,000	\$205,000	\$165,000	\$161,500
Time Adj Sale Price		\$200,000	\$210,500	\$171,100	\$162,300
TADJSP/SQFT		\$152.21	\$182.73	\$117.51	\$123.14
Total Adj Factors	\$97,000	\$107,900	\$112,300	\$102,300	\$97,100
Adjusted Sale Price		\$189,100	\$195,200	\$165,800	\$162,200
Comparable Estimate	\$175,800 (\$149.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-21	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Bratek, James M	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1200 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 275	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	720	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	900	1089	1585	1620	1210
Att/Det Gar Sqft	280	200	220	520	832
Prior Land	\$33,900				
Prior Total	\$99,000				
Comp Land Estimate	\$40,900	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$71,200	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$139,100	\$147,500	\$170,600	\$132,500
Comparable Estimate	\$146,600 (\$162.89/SFLA)				\$68,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.12-1-20.1	114.09-5-3.11	113.08-1-13	113.12-1-35	102.12-6-18	113.08-3-8
Owner	Dembik Tod E	Klein, Steven R	Singh, Sujan	Bulera, Joshua	Bird, Stephen B	Donius, Michael P
Address	1210 Borden Rd	39 Bellevue Ave	22 Wells Ave	36 Marie Ave	119 Zoerb Ave	25 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	122	122	110	122
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 268	127 x 129	55 x 120	50 x 114	51 x 142	50 x 120
Building Style	04 Cape cod	08 Old style	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	04 Composition
Year Built/Eff Yr Built	1945 / 0	1934 / 0	1966 / 0	1968 / 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 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.7	1.7	1.7	1.7
Bedrooms	3	4	6	5	5	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	924	704	936	936	980	1128
2nd Sty Area	0	704	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 468
SFLA	1500	1408	1638	1638	1715	1783
Att/Det Gar Sqft		1,336 400			528	440
Prior Land	\$58,400					
Prior Total	\$159,360					
Comp Land Estimate	\$40,900	\$38,600	\$17,800	\$16,000	\$17,200	\$16,400
Sale Date		10/2/2019	2/11/2019	11/21/2019	4/25/2019	12/7/2018
Sale Price		\$125,000	\$144,000	\$146,500	\$165,000	\$145,000
Time Adj Sale Price		\$127,500	\$150,800	\$149,000	\$171,600	\$153,200
TADJSP/SQFT		\$90.55	\$92.06	\$90.96	\$100.06	\$85.92
Total Adj Factors	\$118,900	\$64,900	\$82,800	\$72,500	\$80,100	\$84,800
Adjusted Sale Price		\$181,500	\$186,900	\$195,400	\$210,400	\$187,300
Comparable Estimate	\$192,300 (\$128.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-35	114.02-4-18	114.07-5-1	114.08-3-3	114.02-4-25
Owner	Eigenbrod Bill	Gawel, Christianne E	DeGeorge, Bilyana	Hanagan, Jack	Strayer, Kaleb
Address	1215 Borden Rd	208 Messer Ave	48 Old Stone Rd	45 Keicher Rd	10 Strasmer Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 319	100 x 325	90 x 130	112 x 109	179 x 168
Building Style	14 other	03 Split level	05 Colonial	03 Split level	05 Colonial
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 1990	1977 / 0	1974 / 0	1962 / 0	1984 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	1.0	2.0	1.0	2.0
Bedrooms	4	3	4	3	5
Full/Half Baths	2 / 0	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	3 Partial 0	4 Full 2	4 Full 0
1st Sty Area	1585	1680	1143	1626	1722
2nd Sty Area	180	0	1192	0	648
Fin Bsmt/Fin Rec Rm	0 0	504 0	0 0	706 0	0 0
SFLA	2318	2184	2335	2332	2670
Att/Det Gar Sqft	264 672		528		576
Prior Land	\$34,000				
Prior Total	\$170,000				
Comp Land Estimate	\$41,300	\$41,400	\$32,100	\$33,300	\$50,800
Sale Date		10/12/2018	8/7/2020	7/28/2020	9/30/2019
Sale Price		\$227,000	\$254,000	\$230,000	\$264,800
Time Adj Sale Price		\$242,600	\$254,000	\$230,000	\$271,000
TADJSP/SQFT		\$111.08	\$108.78	\$98.63	\$101.50
Total Adj Factors	\$135,000	\$135,300	\$142,400	\$136,800	\$167,700
Adjusted Sale Price		\$242,300	\$246,600	\$228,200	\$238,300
Comparable Estimate	\$245,400 (\$105.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-19	114.02-4-18	114.02-6-22	114.08-3-3	114.02-8-35
Owner	Piotrowski, Christine	Gawel, Christianne E	Nati, Andrew J	Hanagan, Jack	Sumpter, Brandon
Address	1220 Borden Rd	208 Messer Ave	40 Cromwell Dr	45 Keicher Rd	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 268	100 x 325	71 x 122	112 x 109	70 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1977 / 0	1975 / 0	1962 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 559	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / 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	2 / 1	1 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1622	1680	1723	1626	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	559 0	504 0	300 0	706 0	0 0
SFLA	2181	2184	2023	2332	1836
Att/Det Gar Sqft					
Prior Land	\$33,900				
Prior Total	\$170,000				
Comp Land Estimate	\$40,900	\$41,400	\$26,900	\$33,300	\$27,500
Sale Date		10/12/2018	9/11/2018	7/28/2020	9/5/2019
Sale Price		\$227,000	\$222,000	\$230,000	\$235,000
Time Adj Sale Price		\$242,600	\$238,600	\$230,000	\$240,500
TADJSP/SQFT		\$111.08	\$117.94	\$98.63	\$130.99
Total Adj Factors	\$138,400	\$135,300	\$120,300	\$136,800	\$114,900
Adjusted Sale Price		\$245,700	\$256,700	\$231,600	\$264,000
Comparable Estimate	\$243,500 (\$111.65/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	114.02-4-36	114.02-4-36	115.05-4-8	114.11-2-1	114.02-4-42	114.16-5-25.1
Owner	Hiller, Traci H	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Austin, Cheryl A	Reynolds, Corey
Address	1221 Borden Rd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	1283 Borden Rd	963 Borden 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	123	123	123	123	123	127
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 337	100 x 337	75 x 112	100 x 400	100 x 337	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1955 / 0	1952 / 0	1960 / 0	1946 / 0
Condition	4 Good	4 Good	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.0	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	738	738	1080	906	1152	820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 400	0 0
SFLA	1089	1089	1620	1585	1152	1210
Att/Det Gar Sqft	200	200	520	220	400	832
Prior Land	\$34,400					
Prior Total	\$88,000					
Comp Land Estimate	\$41,400	\$41,400	\$26,700	\$41,900	\$41,400	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	8/7/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$205,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$210,500	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$182.73	\$128.51
Total Adj Factors	\$78,000	\$78,000	\$122,700	\$54,100	\$112,300	\$94,200
Adjusted Sale Price		\$145,900	\$177,400	\$154,300	\$176,200	\$139,300
Comparable Estimate	\$158,600 (\$145.64/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-18	114.02-4-8	114.02-6-7.1	114.02-5-11	114.12-1-7.112
Owner	Hall, Theresa M	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Lounsbury, Joseph C
Address	1228 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm 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	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1596	1676	1708	1456	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 240
SFLA	1596	1676	1708	1456	1314
Att/Det Gar Sqft	420	572	529	832	440
Prior Land	\$29,000				
Prior Total	\$135,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$43,600
Sale Date		1/14/2020	10/10/2018	5/13/2019	8/12/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$200,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$200,000
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$152.21
Total Adj Factors	\$117,200	\$131,200	\$121,000	\$102,300	\$107,900
Adjusted Sale Price		\$183,000	\$185,400	\$186,000	\$209,300
Comparable Estimate	\$190,100 (\$119.11/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-37	114.11-2-1	115.05-4-8	114.02-4-36	125.08-9-9
Owner	Ruhland, Robert G	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Cushing, Wendy L
Address	1233 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	100 x 400	75 x 112	100 x 337	152 x 283
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	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	951	906	1080	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 780
SFLA	1546	1585	1620	1089	1575
Att/Det Gar Sqft	252 384	220	520	200	780
Prior Land	\$34,000				
Prior Total	\$139,440				
Comp Land Estimate	\$41,300	\$41,900	\$26,700	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$107,000	\$54,100	\$122,700	\$78,000	\$125,100
Adjusted Sale Price		\$183,300	\$206,400	\$174,900	\$182,000
Comparable Estimate	\$183,000 (\$118.37/SFLA)				\$94,200 \$168,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-17	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Potts, Leonard J	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1236 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
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	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	3 Partial 0	4 Full 0
1st Sty Area	1734	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 240
SFLA	1734	1676	1708	1456	1681
Att/Det Gar Sqft	380	572	529	832	462
Prior Land	\$29,000				
Prior Total	\$155,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$126,000	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$191,800	\$194,200	\$194,800	\$231,100
Comparable Estimate	\$206,000 (\$118.8/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-16	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Albano, Robert P	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1244 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
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	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1678	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1678	1676	1708	1456	1681
Att/Det Gar Sqft	420	572	529	832	462
Prior Land	\$29,000				
Prior Total	\$150,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$121,500	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$187,300	\$189,700	\$190,300	\$226,600
Comparable Estimate	\$201,500 (\$120.08/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-15	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Krakowiak, Joan H	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1252 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
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	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1746	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1746	1676	1708	1456	1681
Att/Det Gar Sqft	484	572	529	832	462
Prior Land	\$29,000				
Prior Total	\$150,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$129,900	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$195,700	\$198,100	\$198,700	\$235,000
Comparable Estimate	\$209,900 (\$120.22/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-38	114.08-3-3	114.02-4-18	114.02-6-22	114.07-4-15
Owner	O'Donnell, Thomas F	Hanagan, Jack	Gawel, Christianne E	Nati, Andrew J	Pankiv, Mykhaylo
Address	1253 Borden Rd	45 Keicher Rd	208 Messer Ave	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	78 x 318	112 x 109	100 x 325	71 x 122	85 x 130
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	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1968 / 0	1962 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 78	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / 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	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	2652	1626	1680	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	78 0	706 0	504 0	300 0	616 0
SFLA	2730	2332	2184	2023	2268
Att/Det Gar Sqft					
Prior Land	\$33,900				
Prior Total	\$187,000				
Comp Land Estimate	\$35,800	\$33,300	\$41,400	\$26,900	\$31,200
Sale Date		7/28/2020	10/12/2018	9/11/2018	10/24/2019
Sale Price		\$230,000	\$227,000	\$222,000	\$185,000
Time Adj Sale Price		\$230,000	\$242,600	\$238,600	\$188,700
TADJSP/SQFT		\$98.63	\$111.08	\$117.94	\$83.20
Total Adj Factors	\$150,000	\$136,800	\$135,300	\$120,300	\$107,700
Adjusted Sale Price		\$243,200	\$257,300	\$268,300	\$231,000
Comparable Estimate	\$255,100 (\$93.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-14	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Uebler-Otoka, Margaret	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1260 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
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	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1723	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1723	1676	1708	1456	1681
Att/Det Gar Sqft	462	572	529	832	462
Prior Land	\$29,000				
Prior Total	\$155,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$125,900	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$191,700	\$194,100	\$194,700	\$231,000
Comparable Estimate	\$205,900 (\$119.5/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-39	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Szarzanowicz, Frank A	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1263 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	78 x 318	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1895	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 742	0 0	0 300	0 0	0 0
SFLA	1895	1676	1708	1456	1681
Att/Det Gar Sqft		572	529		462
Prior Land	\$29,800				
Prior Total	\$168,000				
Comp Land Estimate	\$35,800	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$138,400	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$204,200	\$206,600	\$207,200	\$243,500
Comparable Estimate	\$218,400 (\$115.25/SFLA)				\$107,900

	<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	114.12-1-13	114.11-2-1	115.05-4-8	114.02-4-18	114.07-6-12	114.02-6-22
Owner	Johnson, Geraldine L	Robson, Mark	Krygier, Andrew	Gawel, Christianne E	Abdulla, Abdulhafed M	Nati, Andrew J
Address	1268 Borden Rd	1221 Como Park Blvd	60 Park Ave	208 Messer Ave	35 Honorine Dr	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 268	100 x 400	75 x 112	100 x 325	80 x 130	71 x 122
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	05 Colonial	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1952 / 0	1955 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.7	1.7	1.5	1.0	2.0	1.0
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 2	4 Full 0	3 Partial 2
1st Sty Area	1123	906	1080	1680	1188	1723
2nd Sty Area	0	0	0	0	960	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	504 0	0 250	300 0
SFLA	2218	1585	1620	2184	2148	2023
Att/Det Gar Sqft	544	220	520	230	230	
Prior Land	\$29,000					
Prior Total	\$180,000					
Comp Land Estimate	\$34,500	\$41,900	\$26,700	\$41,400	\$30,000	\$26,900
Sale Date		8/28/2019	5/3/2018	10/12/2018	12/3/2019	9/11/2018
Sale Price		\$127,000	\$202,000	\$227,000	\$214,900	\$222,000
Time Adj Sale Price		\$130,400	\$222,100	\$242,600	\$217,800	\$238,600
TADJSP/SQFT		\$82.27	\$137.10	\$111.08	\$101.40	\$117.94
Total Adj Factors	\$154,000	\$54,100	\$122,700	\$135,300	\$111,500	\$120,300
Adjusted Sale Price		\$230,300	\$253,400	\$261,300	\$260,300	\$272,300
Comparable Estimate	\$255,500 (\$115.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-40	114.11-2-1	115.05-4-8	114.02-4-36	114.02-5-11	125.08-9-9
Owner	Eberl, Melanie S	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Kadish, Courtney N	Cushing, Wendy L
Address	1271 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	173 Messer Ave	640 Borden 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	123	123	123	123	123	127
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 337	100 x 400	75 x 112	100 x 337	100 x 332	152 x 283
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1955 / 0	1950 / 0	1955 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.0	1.7
Bedrooms	5	3	4	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	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1099	906	1080	738	1456	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 747	0 0	0 330	0 0	0 0	0 780
SFLA	1572	1585	1620	1089	1456	1575
Att/Det Gar Sqft	308	220	520	200	832	780
Prior Land	\$34,400					
Prior Total	\$130,000					
Comp Land Estimate	\$41,400	\$41,900	\$26,700	\$41,400	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	5/13/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$165,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$171,100	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$117.51	\$127.05
Total Adj Factors	\$103,600	\$54,100	\$122,700	\$78,000	\$102,300	\$125,100
Adjusted Sale Price		\$179,900	\$203,000	\$171,500	\$172,400	\$178,600
Comparable Estimate	\$181,100 (\$115.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-12	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Dudziak, Patricia	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	1276 Borden Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1666	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1666	1676	1708	1456	1681
Att/Det Gar Sqft	420	572	529	832	462
Prior Land	\$29,000				
Prior Total	\$150,000				
Comp Land Estimate	\$34,500	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$124,500	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$190,300	\$192,700	\$193,300	\$229,600
Comparable Estimate	\$204,500 (\$122.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-41	114.11-2-1	115.05-4-8	114.02-4-36	114.02-4-8
Owner	Coppola Brian P	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Jezewicz, Kim M
Address	1279 Borden Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 337	100 x 400	75 x 112	100 x 337	100 x 325
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1955 / 0	1950 / 0	1973 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1092	906	1080	738	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1638	1585	1620	1089	1676
Att/Det Gar Sqft	440	220	520	200	572
Prior Land	\$34,400				
Prior Total	\$140,000				
Comp Land Estimate	\$41,400	\$41,900	\$26,700	\$41,400	\$41,400
Sale Date		8/28/2019	5/3/2018	10/31/2019	1/14/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$195,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$197,000
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$117.54
Total Adj Factors	\$113,100	\$54,100	\$122,700	\$78,000	\$131,200
Adjusted Sale Price		\$189,400	\$212,500	\$181,000	\$178,900
Comparable Estimate	\$190,000 (\$116/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	114.02-4-42	114.02-4-42	114.12-1-7.112	114.07-9-12	114.02-5-11	115.05-13-27
Owner	Austin, Cheryl A	Austin, Cheryl A	Lounsbury, Joseph C	Vohwinkel, Mark T	Kadish, Courtney N	Liberti, Joseph M
Address	1283 Borden Rd	1283 Borden Rd	1316 Borden Rd	379 Rowley Rd	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 337	100 x 337	110 x 319	70 x 125	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1954 / 0	1974 / 0	1955 / 0	1983 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1152	1152	1314	1272	1456	1318
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 240	0 605	0 0	0 0
SFLA	1152	1152	1314	1272	1456	1318
Att/Det Gar Sqft	400	400	440	528	832	440
Prior Land	\$34,400					
Prior Total	\$110,000					
Comp Land Estimate	\$41,400	\$41,400	\$43,600	\$26,900	\$41,400	\$24,500
Sale Date		8/7/2019	8/12/2020	7/17/2018	5/13/2019	4/25/2020
Sale Price		\$205,000	\$200,000	\$185,000	\$165,000	\$161,500
Time Adj Sale Price		\$210,500	\$200,000	\$201,100	\$171,100	\$162,300
TADJSP/SQFT		\$182.73	\$152.21	\$158.10	\$117.51	\$123.14
Total Adj Factors	\$112,300	\$112,300	\$107,900	\$116,700	\$102,300	\$97,100
Adjusted Sale Price		\$210,500	\$204,400	\$196,700	\$181,100	\$177,500
Comparable Estimate	\$194,000 (\$168.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-11	114.11-2-1	115.05-4-8	114.07-5-1	114.08-3-3
Owner	Heisler, Jeffrey A	Robson, Mark	Krygier, Andrew	DeGeorge, Bilyana	Hanagan, Jack
Address	1284 Borden Rd	1221 Como Park Blvd	60 Park Ave	48 Old Stone Rd	45 Keicher Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	75 x 268	100 x 400	75 x 112	90 x 130	112 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1952 / 0	1955 / 0	1974 / 0	1962 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.7	1.7	1.5	2.0	1.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 2
1st Sty Area	1291	906	1080	1143	1626
2nd Sty Area	0	0	0	1192	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	706 0
SFLA	2320	1585	1620	2335	2332
Att/Det Gar Sqft	506	220	520	528	
Prior Land	\$29,000				
Prior Total	\$170,000				
Comp Land Estimate	\$34,500	\$41,900	\$26,700	\$32,100	\$33,300
Sale Date		8/28/2019	5/3/2018	8/7/2020	7/28/2020
Sale Price		\$127,000	\$202,000	\$254,000	\$230,000
Time Adj Sale Price		\$130,400	\$222,100	\$254,000	\$230,000
TADJSP/SQFT		\$82.27	\$137.10	\$108.78	\$98.63
Total Adj Factors	\$138,000	\$54,100	\$122,700	\$142,400	\$136,800
Adjusted Sale Price		\$214,300	\$237,400	\$249,600	\$231,200
Comparable Estimate	\$235,600 (\$101.55/SFLA)				\$135,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-10	115.05-6-8	114.12-1-7.112	114.02-4-42	114.02-5-11
Owner	Diehl, Michele	Antonio, Kari A	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N
Address	1290 Borden Rd	5162 Transit Rd	1316 Borden Rd	1283 Borden Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 268	40 x 214	110 x 319	100 x 337	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1950 / 0	1942 / 0	1954 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	820	940	1314	1152	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 400	0 0
SFLA	820	940	1314	1152	1456
Att/Det Gar Sqft		405	440	400	832
Prior Land	\$33,900				
Prior Total	\$95,000				
Comp Land Estimate	\$40,900	\$19,600	\$43,600	\$41,400	\$41,400
					\$32,100
Sale Date		4/26/2019	8/12/2020	8/7/2019	5/13/2019
Sale Price		\$135,000	\$200,000	\$205,000	\$165,000
Time Adj Sale Price		\$140,400	\$200,000	\$210,500	\$171,100
TADJSP/SQFT		\$149.36	\$152.21	\$182.73	\$117.51
					\$166,900
					\$160.48
Total Adj Factors	\$72,800	\$68,500	\$107,900	\$112,300	\$102,300
Adjusted Sale Price		\$144,700	\$164,900	\$171,000	\$141,600
					\$87,100
					\$152,600
Comparable Estimate	\$155,000 (\$189.02/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-43	114.12-1-7.112	114.02-4-42	114.02-5-11	115.05-13-27	114.07-10-1
Owner	DeSimone, Victor J	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N	Liberti, Joseph M	Iannello, Matthew
Address	1291 Borden Rd	1316 Borden Rd	1283 Borden Rd	173 Messer Ave	11 Harvest Ln	51 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 318	110 x 319	100 x 337	100 x 332	72 x 100	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1960 / 0	1955 / 0	1983 / 0	1976 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1146	1314	1152	1456	1318	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 400	0 0	0 0	0 350
SFLA	1146	1314	1152	1456	1318	1040
Att/Det Gar Sqft	308	440	400	832	440	308
Prior Land	\$34,000					
Prior Total	\$115,000					
Comp Land Estimate	\$41,300	\$43,600	\$41,400	\$41,400	\$24,500	\$32,100
Sale Date		8/12/2020	8/7/2019	5/13/2019	4/25/2020	2/27/2020
Sale Price		\$200,000	\$205,000	\$165,000	\$161,500	\$165,500
Time Adj Sale Price		\$200,000	\$210,500	\$171,100	\$162,300	\$166,900
TADJSP/SQFT		\$152.21	\$182.73	\$117.51	\$123.14	\$160.48
Total Adj Factors	\$96,600	\$107,900	\$112,300	\$102,300	\$97,100	\$87,100
Adjusted Sale Price		\$188,700	\$194,800	\$165,400	\$161,800	\$176,400
Comparable Estimate	\$177,400 (\$154.8/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-9	114.11-2-1	114.02-4-36	115.05-4-8	114.12-1-7.112
Owner	Whalley, Sandra	Robson, Mark	Hiller, Traci H	Krygier, Andrew	Lounsbury, Joseph C
Address	1300 Borden Rd	1221 Como Park Blvd	1221 Borden Rd	60 Park Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 268	100 x 400	100 x 337	75 x 112	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1950 / 0	1955 / 0	1954 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	932	906	738	1080	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 240
SFLA	1388	1585	1089	1620	1314
Att/Det Gar Sqft	462	220	200	520	440
Prior Land	\$33,900				
Prior Total	\$115,000				
Comp Land Estimate	\$40,900	\$41,900	\$41,400	\$26,700	\$43,600
					\$32,900
Sale Date		8/28/2019	10/31/2019	5/3/2018	8/12/2020
Sale Price		\$127,000	\$143,000	\$202,000	\$200,000
Time Adj Sale Price		\$130,400	\$145,900	\$222,100	\$200,000
TADJSP/SQFT		\$82.27	\$133.98	\$137.10	\$152.21
					\$128.51
Total Adj Factors	\$90,800	\$54,100	\$78,000	\$122,700	\$107,900
Adjusted Sale Price		\$167,100	\$158,700	\$190,200	\$182,900
					\$94,200
Comparable Estimate	\$170,200 (\$122.62/SFLA)				\$152,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-44	114.11-2-1	114.02-4-36	125.08-9-9	114.02-4-8
Owner	Stahura, Carl	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Jezewicz, Kim M
Address	1303 Borden Rd	1221 Como Park Blvd	60 Park Ave	640 Borden Rd	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	100 x 400	75 x 112	152 x 283	100 x 325
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1946 / 0	1952 / 0	1955 / 0	1950 / 0	1973 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	2	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1400	906	1080	738	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1750	1585	1620	1089	1676
Att/Det Gar Sqft	384	220	520	200	572
Prior Land	\$34,000				
Prior Total	\$125,000				
Comp Land Estimate	\$41,300	\$41,900	\$26,700	\$41,400	\$41,400
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$96,200	\$54,100	\$122,700	\$78,000	\$131,200
Adjusted Sale Price		\$172,500	\$195,600	\$164,100	\$171,200
Comparable Estimate	\$173,100 (\$98.91/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.12-1-8	114.12-1-7.112	114.02-5-11	114.07-9-14	114.02-4-8	115.05-13-27
Owner	Dunshie, James L	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Jezewicz, Kim M	Liberti, Joseph M
Address	1310 Borden Rd	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	156 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 268	110 x 319	100 x 332	80 x 125	100 x 325	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1954 / 0	1955 / 0	1973 / 0	1973 / 0	1983 / 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 Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1412	1314	1456	1358	1676	1318
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	1412	1314	1456	1358	1676	1318
Att/Det Gar Sqft	368 240	440	832	504	572	440
Prior Land	\$31,900					
Prior Total	\$131,100					
Comp Land Estimate	\$38,600	\$43,600	\$41,400	\$29,400	\$41,400	\$24,500
Sale Date		8/12/2020	5/13/2019	8/12/2019	1/14/2020	4/25/2020
Sale Price		\$200,000	\$165,000	\$162,000	\$195,000	\$161,500
Time Adj Sale Price		\$200,000	\$171,100	\$166,300	\$197,000	\$162,300
TADJSP/SQFT		\$152.21	\$117.51	\$122.46	\$117.54	\$123.14
Total Adj Factors	\$113,700	\$107,900	\$102,300	\$96,700	\$131,200	\$97,100
Adjusted Sale Price		\$205,800	\$182,500	\$183,300	\$179,500	\$178,900
Comparable Estimate	\$186,000 (\$131.73/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-45	114.12-1-7.112	114.02-5-11	114.07-9-14	115.05-13-27
Owner	Hilderbrandt, Gerard F	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Liberti, Joseph M
Address	1315 Borden Rd	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	110 x 319	100 x 332	80 x 125	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1954 / 0	1955 / 0	1973 / 0	1983 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1360	1314	1456	1358	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 240	0 0	0 0	0 0
SFLA	1360	1314	1456	1358	1318
Att/Det Gar Sqft	200	440	832	504	440
Prior Land	\$34,000				
Prior Total	\$120,000				
Comp Land Estimate	\$41,300	\$43,600	\$41,400	\$29,400	\$24,500
Sale Date		8/12/2020	5/13/2019	8/12/2019	4/25/2020
Sale Price		\$200,000	\$165,000	\$162,000	\$161,500
Time Adj Sale Price		\$200,000	\$171,100	\$166,300	\$162,300
TADJSP/SQFT		\$152.21	\$117.51	\$122.46	\$123.14
Total Adj Factors	\$106,000	\$107,900	\$102,300	\$96,700	\$131,200
Adjusted Sale Price		\$198,100	\$174,800	\$175,600	\$171,800
Comparable Estimate	\$178,300 (\$131.1/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.12-1-7.112	114.12-1-7.112	114.02-5-11	114.07-9-14	115.05-13-27	114.02-4-42
Owner	Lounsbury, Joseph C	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Liberti, Joseph M	Austin, Cheryl A
Address	1316 Borden Rd	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	11 Harvest Ln	1283 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	110 x 319	110 x 319	100 x 332	80 x 125	72 x 100	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1955 / 0	1973 / 0	1983 / 0	1960 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1314	1314	1456	1358	1318	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 240	0 0	0 0	0 0	0 400
SFLA	1314	1314	1456	1358	1318	1152
Att/Det Gar Sqft	440	440	832	504	440	400
Prior Land	\$36,100					
Prior Total	\$119,000					
Comp Land Estimate	\$43,600	\$43,600	\$41,400	\$29,400	\$24,500	\$41,400
Sale Date		8/12/2020	5/13/2019	8/12/2019	4/25/2020	8/7/2019
Sale Price		\$200,000	\$165,000	\$162,000	\$161,500	\$205,000
Time Adj Sale Price		\$200,000	\$171,100	\$166,300	\$162,300	\$210,500
TADJSP/SQFT		\$152.21	\$117.51	\$122.46	\$123.14	\$182.73
Total Adj Factors	\$107,900	\$107,900	\$102,300	\$96,700	\$97,100	\$112,300
Adjusted Sale Price		\$200,000	\$176,700	\$177,500	\$173,100	\$206,100
Comparable Estimate	\$186,700 (\$142.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-6.1	114.12-1-7.112	115.05-6-8	114.02-4-42	114.07-10-1
Owner	Swietniewski, Alice	Lounsbury, Joseph C	Antonio, Kari A	Austin, Cheryl A	Iannello, Matthew
Address	1322 Borden Rd	1316 Borden Rd	5162 Transit Rd	1283 Borden Rd	51 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	55 x 320	110 x 319	40 x 214	100 x 337	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	05 Concrete	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1942 / 0	1960 / 0	1976 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	988	1314	940	1152	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 400	0 350
SFLA	988	1314	940	1152	1040
Att/Det Gar Sqft		440	405	400	308
Prior Land	\$21,500				
Prior Total	\$95,000				
Comp Land Estimate	\$27,800	\$43,600	\$19,600	\$41,400	\$32,100
Sale Date		8/12/2020	4/26/2019	8/7/2019	2/27/2020
Sale Price		\$200,000	\$135,000	\$205,000	\$165,500
Time Adj Sale Price		\$200,000	\$140,400	\$210,500	\$166,900
TADJSP/SQFT		\$152.21	\$149.36	\$182.73	\$160.48
Total Adj Factors	\$72,100	\$107,900	\$68,500	\$112,300	\$87,100
Adjusted Sale Price		\$164,200	\$144,000	\$170,300	\$151,900
Comparable Estimate	\$154,300 (\$156.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-46	114.02-4-48	114.09-6-1	114.20-1-9	114.20-3-25
Owner	Wojtkowiak, Michelle	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Larkin, Laura J
Address	1323 Borden Rd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	62 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	75 x 181	85 x 120	61 x 113	50 x 109
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	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1994 / 0	1971 / 0	1971 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm 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	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1176	1149	1184	1180	1158
2nd Sty Area	1176	1134	1240	1136	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2352	2283	2424	2316	2362
Att/Det Gar Sqft	535		400	456	456
Prior Land	\$34,000				
Prior Total	\$161,400				
Comp Land Estimate	\$41,300	\$32,600	\$30,000	\$20,000	\$16,600
Sale Date		7/19/2018	1/3/2019	8/28/2018	5/4/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$170,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$186,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$79.13
Total Adj Factors	\$134,000	\$134,300	\$128,100	\$100,400	\$105,400
Adjusted Sale Price		\$271,500	\$252,700	\$217,400	\$215,500
Comparable Estimate	\$235,600 (\$100.17/SFLA)				

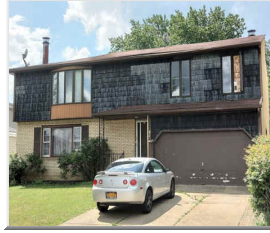
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-5.1	114.12-1-7.112	115.05-6-8	114.02-4-42	114.07-10-1
Owner	Arnone Kenneth	Lounsbury, Joseph C	Antonio, Kari A	Austin, Cheryl A	Iannello, Matthew
Address	1326 Borden Rd	1316 Borden Rd	5162 Transit Rd	1283 Borden Rd	51 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	55 x 317	110 x 319	40 x 214	100 x 337	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1953 / 0	1954 / 0	1942 / 0	1960 / 0	1976 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	988	1314	940	1152	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 240	0 0	0 400	0 350
SFLA	988	1314	940	1152	1040
Att/Det Gar Sqft		440	405	400	308
Prior Land	\$21,500				
Prior Total	\$97,000				
Comp Land Estimate	\$27,800	\$43,600	\$19,600	\$41,400	\$32,100
Sale Date		8/12/2020	4/26/2019	8/7/2019	2/27/2020
Sale Price		\$200,000	\$135,000	\$205,000	\$165,500
Time Adj Sale Price		\$200,000	\$140,400	\$210,500	\$166,900
TADJSP/SQFT		\$152.21	\$149.36	\$182.73	\$160.48
Total Adj Factors	\$74,500	\$107,900	\$68,500	\$112,300	\$87,100
Adjusted Sale Price		\$166,600	\$146,400	\$172,700	\$154,300
Comparable Estimate	\$156,700 (\$158.6/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	114.02-4-47	114.02-4-48	114.09-6-1	114.20-1-9	114.20-4-12	114.20-2-20
Owner	O'Connor Francisco A	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Gorski, Aaron C	Gangloff, Chad T
Address	1331 Borden Rd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	116 Sebring Dr	1461 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127	127
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 181	75 x 181	85 x 120	61 x 113	50 x 123	60 x 145
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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1988 / 0	1994 / 0	1971 / 0	1974 / 0	1969 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1148	1149	1184	1180	1158	1157
2nd Sty Area	1176	1134	1240	1136	1159	1157
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2324	2283	2424	2316	2317	2314
Att/Det Gar Sqft	576		400	456	456	440
Prior Land	\$27,400					
Prior Total	\$158,000					
Comp Land Estimate	\$32,600	\$32,600	\$30,000	\$20,000	\$17,600	\$22,300
Sale Date		7/19/2018	1/3/2019	8/28/2018	2/8/2018	6/15/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$170,000	\$192,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$190,000	\$209,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$82.00	\$90.71
Total Adj Factors	\$126,200	\$134,300	\$128,100	\$100,400	\$84,300	\$106,500
Adjusted Sale Price		\$263,700	\$244,900	\$209,600	\$231,900	\$229,600
Comparable Estimate	\$235,900 (\$101.51/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-4	114.02-5-11	114.12-1-7.112	114.02-4-8	114.07-9-14
Owner	Gawron Robert J Jr &	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore
Address	1334 Borden Rd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	110 x 477	100 x 332	110 x 319	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1474	1456	1314	1676	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1474	1456	1314	1676	1358
Att/Det Gar Sqft	441	832	440	572	504
Prior Land	\$36,600				
Prior Total	\$133,000				
Comp Land Estimate	\$44,700	\$41,400	\$43,600	\$41,400	\$29,400
Sale Date		5/13/2019	8/12/2020	1/14/2020	8/12/2019
Sale Price		\$165,000	\$200,000	\$195,000	\$162,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$166,300
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$122.46
Total Adj Factors	\$114,300	\$102,300	\$107,900	\$131,200	\$96,700
Adjusted Sale Price		\$183,100	\$206,400	\$180,100	\$183,900
Comparable Estimate	\$187,200 (\$127/SFLA)				\$121,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-48	114.02-4-48	114.09-6-1	114.20-6-12.1	114.20-1-9
Owner	Hawthorne-Greer, Keris	Hawthorne-Greer, Keris	Roman, Brendan P	Gapinski, April B	Grady, Bart M
Address	1339 Borden Rd	1339 Borden Rd	55 Center Ave	773 Borden Rd	1453 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 181	75 x 181	85 x 120	105 x 306	50 x 145
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	1988 / 0	1988 / 0	1994 / 0	1986 / 0	1969 / 0
Condition	4 Good	4 Good	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	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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1149	1149	1184	1152	1180
2nd Sty Area	1134	1134	1240	1152	1136
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2283	2283	2424	2304	2316
Att/Det Gar Sqft			400	460	456
Prior Land	\$27,400				
Prior Total	\$150,000				
Comp Land Estimate	\$32,600	\$32,600	\$30,000	\$34,400	\$20,000
Sale Date		7/19/2018	1/3/2019	10/26/2020	3/27/2019
Sale Price		\$250,000	\$235,000	\$260,000	\$207,500
Time Adj Sale Price		\$271,800	\$246,800	\$260,000	\$216,600
TADJSP/SQFT		\$119.05	\$101.82	\$112.85	\$94.01
Total Adj Factors	\$134,300	\$134,300	\$128,100	\$142,600	\$127,100
Adjusted Sale Price		\$271,800	\$253,000	\$251,700	\$223,800
Comparable Estimate	\$243,600 (\$106.7/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	114.12-1-3.1	114.02-5-11	114.12-1-7.112	114.02-4-8	114.07-9-14	114.02-6-7.1
Owner	Drozdownski, Jack J	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore	Faraj, Salam M
Address	1340 Borden Rd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	399 Rowley Rd	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 185	100 x 332	110 x 319	100 x 325	80 x 125	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 0	1976 / 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	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1461	1456	1314	1676	1358	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 300
SFLA	1461	1456	1314	1676	1358	1708
Att/Det Gar Sqft	358	832	440	572	504	529
Prior Land	\$30,500					
Prior Total	\$125,000					
Comp Land Estimate	\$36,800	\$41,400	\$43,600	\$41,400	\$29,400	\$30,100
Sale Date		5/13/2019	8/12/2020	1/14/2020	8/12/2019	10/10/2018
Sale Price		\$165,000	\$200,000	\$195,000	\$162,000	\$177,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$166,300	\$189,200
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$122.46	\$110.77
Total Adj Factors	\$107,900	\$102,300	\$107,900	\$131,200	\$96,700	\$121,000
Adjusted Sale Price		\$176,700	\$200,000	\$173,700	\$177,500	\$176,100
Comparable Estimate	\$180,800 (\$123.75/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-49	114.02-4-48	114.09-6-1	114.20-2-5	114.20-3-11
Owner	The O'Connor Family Tr	Hawthorne-Greer, Keris	Roman, Brendan P	Malczewski, Abigail L	Chartraw, Elizabeth A
Address	1347 Borden Rd	1339 Borden Rd	55 Center Ave	1401 Losson Rd	41 Lemans Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 181	75 x 181	85 x 120	50 x 145	55 x 115
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	01 Wood
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1994 / 0	1966 / 0	1970 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	2 / 2	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1181	1149	1184	1176	1176
2nd Sty Area	1218	1134	1240	1232	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2399	2283	2424	2408	2380
Att/Det Gar Sqft			400	484	368
Prior Land	\$27,400				
Prior Total	\$162,000				
Comp Land Estimate	\$32,600	\$32,600	\$30,000	\$19,100	\$18,500
Sale Date		7/19/2018	1/3/2019	4/25/2019	10/6/2020
Sale Price		\$250,000	\$235,000	\$164,000	\$190,000
Time Adj Sale Price		\$271,800	\$246,800	\$170,600	\$190,000
TADJSP/SQFT		\$119.05	\$101.82	\$70.85	\$79.83
Total Adj Factors	\$120,400	\$134,300	\$128,100	\$100,100	\$101,100
Adjusted Sale Price		\$257,900	\$239,100	\$190,900	\$209,300
Comparable Estimate	\$219,600 (\$91.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-6	114.02-4-48	114.09-6-1	114.20-1-14	114.20-3-31
Owner	Peppes, Angelo	Hawthorne-Greer, Keris	Roman, Brendan P	Mesko, Michael D	Singh Saini, Tarunvir
Address	1408 Borden Rd	1339 Borden Rd	55 Center Ave	40 Sebring Dr	85 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	156 x 145	75 x 181	85 x 120	60 x 127	50 x 115
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	1990 / 0	1988 / 0	1994 / 0	1972 / 0	1971 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1186	1149	1184	1045	1066
2nd Sty Area	1280	1134	1240	1395	1443
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 324
SFLA	2466	2283	2424	2440	2509
Att/Det Gar Sqft	441		400	484	520
Prior Land	\$39,400				
Prior Total	\$170,000				
Comp Land Estimate	\$44,900	\$32,600	\$30,000	\$21,000	\$17,100
Sale Date		7/19/2018	1/3/2019	6/24/2019	8/10/2018
Sale Price		\$250,000	\$235,000	\$201,000	\$166,200
Time Adj Sale Price		\$271,800	\$246,800	\$207,700	\$179,700
TADJSP/SQFT		\$119.05	\$101.82	\$85.12	\$71.62
Total Adj Factors	\$144,600	\$134,300	\$128,100	\$113,300	\$108,600
Adjusted Sale Price		\$282,100	\$263,300	\$239,000	\$215,700
Comparable Estimate	\$247,100 (\$100.2/SFLA)				\$90,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-11	114.02-4-48	114.09-6-1	114.20-3-31	114.08-1-20
Owner	Barone Gary W	Hawthorne-Greer, Keris	Roman, Brendan P	Singh Saini, Tarunvir	Hernandez, Richard G
Address	1409 Borden Rd	1339 Borden Rd	55 Center Ave	85 Sebring Dr	19 Felber Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	116 x 111	75 x 181	85 x 120	50 x 115	80 x 191
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1988 / 0	1994 / 0	1971 / 0	1963 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	1.0
Bedrooms	6	6	4	6	5
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 2
1st Sty Area	1360	1149	1184	1066	2588
2nd Sty Area	1363	1134	1240	1443	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	250 0
SFLA	2723	2283	2424	2509	2838
Att/Det Gar Sqft	588		400	520	
Prior Land	\$28,400				
Prior Total	\$160,000				
Comp Land Estimate	\$34,300	\$32,600	\$30,000	\$17,100	\$34,600
					\$21,000
Sale Date		7/19/2018	1/3/2019	8/10/2018	6/26/2020
Sale Price		\$250,000	\$235,000	\$166,200	\$236,000
Time Adj Sale Price		\$271,800	\$246,800	\$179,700	\$236,400
TADJSP/SQFT		\$119.05	\$101.82	\$71.62	\$83.30
					\$85.12
Total Adj Factors	\$134,900	\$134,300	\$128,100	\$108,600	\$153,600
Adjusted Sale Price		\$272,400	\$253,600	\$206,000	\$217,700
					\$113,300
Comparable Estimate	\$235,800 (\$86.6/SFLA)				\$229,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-10	114.02-4-48	114.09-6-1	114.20-3-31	114.20-1-14
Owner	Koutsandreas, Litsa	Hawthorne-Greer, Keris	Roman, Brendan P	Singh Saini, Tarunvir	Mesko, Michael D
Address	1413 Borden Rd	1339 Borden Rd	55 Center Ave	85 Sebring Dr	40 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 111	75 x 181	85 x 120	50 x 115	60 x 127
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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1971 / 0	1972 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1204	1149	1184	1066	1045
2nd Sty Area	1280	1134	1240	1443	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2484	2283	2424	2509	2440
Att/Det Gar Sqft	462		400	520	484
Prior Land	\$26,000				
Prior Total	\$160,000				
Comp Land Estimate	\$31,500	\$32,600	\$30,000	\$17,100	\$21,000
Sale Date		7/19/2018	1/3/2019	8/10/2018	6/24/2019
Sale Price		\$250,000	\$235,000	\$166,200	\$201,000
Time Adj Sale Price		\$271,800	\$246,800	\$179,700	\$207,700
TADJSP/SQFT		\$119.05	\$101.82	\$71.62	\$85.12
Total Adj Factors	\$135,200	\$134,300	\$128,100	\$108,600	\$113,300
Adjusted Sale Price		\$272,700	\$253,900	\$206,300	\$229,600
Comparable Estimate	\$237,700 (\$95.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-7	114.02-4-48	114.09-6-1	115.05-7-5	125.11-6-15
Owner	Cascio, Giovanna	Hawthorne-Greer, Keris	Roman, Brendan P	Corbi, Joseph	Saleh, Abdulnaser
Address	1416 Borden Rd	1339 Borden Rd	55 Center Ave	1580 Como Park Blvd	19 Felber Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143007	143001	143007	146801
Site No.	1	1	1	1	1
Land Size	110 x 148	75 x 181	85 x 120	113 x 222	80 x 191
Building Style	12 Duplex	12 Duplex	12 Duplex	01 Ranch	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1957 / 0	1970 / 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 90
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	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	2.0
Bedrooms	6	6	4	4	6
Full/Half Baths	4 / 0	3 / 0	2 / 0	3 / 1	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1800	1149	1184	3160	1268
2nd Sty Area	1440	1134	1240	0	1632
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3240	2283	2424	3160	2900
Att/Det Gar Sqft	588		400	528	418
Prior Land	\$31,500				
Prior Total	\$200,000				
Comp Land Estimate	\$38,100	\$32,600	\$30,000	\$43,100	\$22,000
Sale Date		7/19/2018	1/3/2019	9/13/2019	10/2/2020
Sale Price		\$250,000	\$235,000	\$220,000	\$175,000
Time Adj Sale Price		\$271,800	\$246,800	\$225,200	\$175,000
TADJSP/SQFT		\$119.05	\$101.82	\$71.27	\$60.34
Total Adj Factors	\$175,600	\$134,300	\$128,100	\$176,800	\$106,700
Adjusted Sale Price		\$313,100	\$294,300	\$224,000	\$243,900
Comparable Estimate	\$266,700 (\$82.31/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-9	114.02-4-48	114.09-6-1	114.20-3-31	114.20-1-14
Owner	VP Property Holdings L	Hawthorne-Greer, Keris	Roman, Brendan P	Singh Saini, Tarunvir	Mesko, Michael D
Address	1417 Borden Rd	1339 Borden Rd	55 Center Ave	85 Sebring Dr	40 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 115	75 x 181	85 x 120	50 x 115	60 x 127
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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1971 / 0	1972 / 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 100	C Average 90
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	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1216	1149	1184	1066	1045
2nd Sty Area	1280	1134	1240	1443	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2496	2283	2424	2509	2440
Att/Det Gar Sqft	484		400	520	484
Prior Land	\$26,500				
Prior Total	\$160,000				
Comp Land Estimate	\$32,000	\$32,600	\$30,000	\$17,100	\$21,000
Sale Date		7/19/2018	1/3/2019	8/10/2018	6/24/2019
Sale Price		\$250,000	\$235,000	\$166,200	\$201,000
Time Adj Sale Price		\$271,800	\$246,800	\$179,700	\$207,700
TADJSP/SQFT		\$119.05	\$101.82	\$71.62	\$85.12
Total Adj Factors	\$136,300	\$134,300	\$128,100	\$108,600	\$113,300
Adjusted Sale Price		\$273,800	\$255,000	\$207,400	\$230,700
Comparable Estimate	\$238,800 (\$95.67/SFLA)				\$90,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-9-8	114.02-4-48	114.09-6-1	114.08-1-20	125.11-6-15	114.20-3-31
Owner	Decmar Properties LLC	Hawthorne-Greer, Keris	Roman, Brendan P	Hernandez, Richard G	Saleh, Abdulnaser	Singh Saini, Tarunvir
Address	1421 Borden Rd	1339 Borden Rd	55 Center Ave	19 Felber Ln	69 Pheasant Ln	85 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	127	127
School Code	143007	143007	143001	143007	146801	143007
Site No.	1	1	1	1	1	1
Land Size	102 x 115	75 x 181	85 x 120	80 x 191	60 x 139	50 x 115
Building Style	12 Duplex	12 Duplex	12 Duplex	03 Split level	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	1990 / 0	1988 / 0	1994 / 0	1963 / 0	1970 / 0	1971 / 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 Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	1.0	2.0	2.0
Bedrooms	6	6	4	5	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 2	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 2	3 Partial 0	3 Partial 0
1st Sty Area	1674	1149	1184	2588	1268	1066
2nd Sty Area	1248	1134	1240	0	1632	1443
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	250 0	0 0	0 0
SFLA	2922	2283	2424	2838	2900	2509
Att/Det Gar Sqft	588		400		418	520
Prior Land	\$26,800					
Prior Total	\$183,000					
Comp Land Estimate	\$32,400	\$32,600	\$30,000	\$34,600	\$22,000	\$17,100
Sale Date		7/19/2018	1/3/2019	6/26/2020	10/2/2020	8/10/2018
Sale Price		\$250,000	\$235,000	\$236,000	\$175,000	\$166,200
Time Adj Sale Price		\$271,800	\$246,800	\$236,400	\$175,000	\$179,700
TADJSP/SQFT		\$119.05	\$101.82	\$83.30	\$60.34	\$71.62
Total Adj Factors	\$155,900	\$134,300	\$128,100	\$153,600	\$106,700	\$108,600
Adjusted Sale Price		\$293,400	\$274,600	\$238,700	\$224,200	\$227,000
Comparable Estimate	\$251,600 (\$86.11/SFLA)					

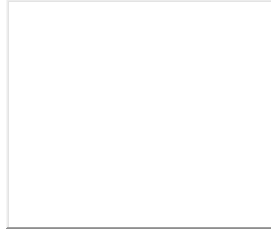


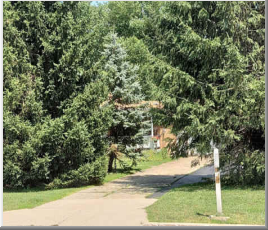
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-4-8.1	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	115.05-6-8
Owner	Horn, Joseph J	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Antonio, Kari A
Address	1424 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd	5162 Transit 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	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	233 x 85	100 x 337	100 x 400	75 x 112	100 x 217	40 x 214
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1942 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.0
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	792	738	906	1080	820	940
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 0
SFLA	984	1089	1585	1620	1210	940
Att/Det Gar Sqft	264 400	200	220	520	832	405
Prior Land	\$40,500					
Prior Total	\$91,000					
Comp Land Estimate	\$43,100	\$41,400	\$41,900	\$26,700	\$32,900	\$19,600
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	4/26/2019
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$135,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$140,400
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$149.36
Total Adj Factors	\$71,900	\$78,000	\$54,100	\$122,700	\$94,200	\$68,500
Adjusted Sale Price		\$139,800	\$148,200	\$171,300	\$133,200	\$143,800
Comparable Estimate	\$147,300 (\$149.7/SFLA)					

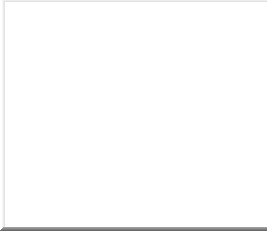


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-6.1	114.09-4-28	103.17-1-28	115.05-4-8	114.07-8-8	114.11-2-1
Owner	Rizzi, Ronald G	Lawal, Wasiu	Izydorczak, Eugene	Krygier, Andrew	Schmidt, Adam J	Robson, Mark
Address	1425 Borden Rd	26 Park St	3821 Broadway St	60 Park Ave	20 Old Stone Rd	1221 Como Park Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1	1
Land Size	116 x 435	42 x 150	65 x 530	75 x 112	73 x 116	100 x 400
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1939 / 0	1926 / 0	1937 / 0	1955 / 0	1974 / 0	1952 / 0
Condition	4 Good	4 Good	2 Fair	4 Good	4 Good	1 Poor
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 110	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.0	1.7
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1114	840	1080	1681	906
2nd Sty Area	640	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 0
SFLA	1676	1510	1680	1620	1681	1585
Att/Det Gar Sqft	486 720	440	672	520	462	220
Prior Land	\$37,900					
Prior Total	\$130,000					
Comp Land Estimate	\$45,800	\$18,600	\$32,900	\$26,700	\$26,700	\$41,900
Sale Date		10/23/2019	1/28/2019	5/3/2018	1/23/2018	8/28/2019
Sale Price		\$133,500	\$70,000	\$202,000	\$220,000	\$127,000
Time Adj Sale Price		\$136,200	\$73,500	\$222,100	\$247,300	\$130,400
TADJSP/SQFT		\$90.20	\$43.75	\$137.10	\$147.11	\$82.27
Total Adj Factors	\$112,200	\$80,900	\$30,300	\$122,700	\$142,200	\$54,100
Adjusted Sale Price		\$167,500	\$155,400	\$211,600	\$217,300	\$188,500
Comparable Estimate	\$188,100 (\$112.23/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-7.1	114.02-5-11	114.12-1-7.112	114.02-4-8	114.07-9-14
Owner	Stachura, Darryl T	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore
Address	1426 Borden Rd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	1.53	100 x 332	110 x 319	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1494	1456	1314	1676	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1494	1456	1314	1676	1358
Att/Det Gar Sqft	2,503	832	440	572	504
Prior Land	\$43,900				
Prior Total	\$155,000				
Comp Land Estimate	\$57,200	\$41,400	\$43,600	\$41,400	\$29,400
Sale Date		5/13/2019	8/12/2020	1/14/2020	8/12/2019
Sale Price		\$165,000	\$200,000	\$195,000	\$162,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$166,300
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$122.46
Total Adj Factors	\$152,500	\$102,300	\$107,900	\$131,200	\$96,700
Adjusted Sale Price		\$221,300	\$244,600	\$218,300	\$222,100
Comparable Estimate	\$225,400 (\$150.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-6.2	114.11-2-1	114.02-4-36	115.05-4-8	114.16-5-25.1
Owner	Lee-Mueller, Thomas W	Robson, Mark	Hiller, Traci H	Krygier, Andrew	Reynolds, Corey
Address	1428 Borden Rd	1221 Como Park Blvd	1221 Borden Rd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	1.20	100 x 400	100 x 337	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1952 / 0	1950 / 0	1955 / 0	1946 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	857	906	738	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1381	1585	1089	1620	1210
Att/Det Gar Sqft	624	220	200	520	832
Prior Land	\$66,200				
Prior Total	\$124,500				
Comp Land Estimate	\$49,900	\$41,900	\$41,400	\$26,700	\$32,900
Sale Date		8/28/2019	10/31/2019	5/3/2018	1/21/2020
Sale Price		\$127,000	\$143,000	\$202,000	\$154,000
Time Adj Sale Price		\$130,400	\$145,900	\$222,100	\$155,500
TADJSP/SQFT		\$82.27	\$133.98	\$137.10	\$128.51
Total Adj Factors	\$100,700	\$54,100	\$78,000	\$122,700	\$94,200
Adjusted Sale Price		\$177,000	\$168,600	\$200,100	\$162,000
Comparable Estimate	\$180,100 (\$130.41/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-5	114.12-1-7.112	114.02-5-11	114.07-9-14	115.05-13-27	114.02-4-8
Owner	Greenauer, Arthur E	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Liberti, Joseph M	Jezewicz, Kim M
Address	1429 Borden Rd	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	11 Harvest Ln	156 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 428	110 x 319	100 x 332	80 x 125	72 x 100	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1954 / 0	1955 / 0	1973 / 0	1983 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1336	1314	1456	1358	1318	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	1336	1314	1456	1358	1318	1676
Att/Det Gar Sqft	380	440	832	504	440	572
Prior Land	\$34,700					
Prior Total	\$123,000					
Comp Land Estimate	\$42,000	\$43,600	\$41,400	\$29,400	\$24,500	\$41,400
Sale Date		8/12/2020	5/13/2019	8/12/2019	4/25/2020	1/14/2020
Sale Price		\$200,000	\$165,000	\$162,000	\$161,500	\$195,000
Time Adj Sale Price		\$200,000	\$171,100	\$166,300	\$162,300	\$197,000
TADJSP/SQFT		\$152.21	\$117.51	\$122.46	\$123.14	\$117.54
Total Adj Factors	\$105,500	\$107,900	\$102,300	\$96,700	\$97,100	\$131,200
Adjusted Sale Price		\$197,600	\$174,300	\$175,100	\$170,700	\$171,300
Comparable Estimate	\$177,800 (\$133.08/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-6.1	114.09-4-28	103.17-1-28	114.12-1-7.112	115.05-6-8
Owner	Youngers, William	Lawal, Wasiu	Izydorczak, Eugene	Lounsbury, Joseph C	Antonio, Kari A
Address	1432 Borden Rd	26 Park St	3821 Broadway St	1316 Borden Rd	5162 Transit Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	150 x 509	42 x 150	65 x 530	110 x 319	40 x 214
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1930 / 0	1926 / 0	1937 / 0	1954 / 0	1942 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	2.0	2.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1122	1114	840	1314	940
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	1122	1510	1680	1314	940
Att/Det Gar Sqft		440	672	440	405
Prior Land	\$59,700				
Prior Total	\$112,000				
Comp Land Estimate	\$52,300	\$18,600	\$32,900	\$43,600	\$19,600
Sale Date		10/23/2019	1/28/2019	8/12/2020	4/26/2019
Sale Price		\$133,500	\$70,000	\$200,000	\$135,000
Time Adj Sale Price		\$136,200	\$73,500	\$200,000	\$140,400
TADJSP/SQFT		\$90.20	\$43.75	\$152.21	\$149.36
Total Adj Factors	\$73,200	\$80,900	\$30,300	\$107,900	\$68,500
Adjusted Sale Price		\$128,500	\$116,400	\$165,300	\$145,100
Comparable Estimate	\$139,300 (\$124.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-4	114.02-4-36	115.05-4-8	114.11-2-1	114.07-9-12
Owner	Scott Norman C	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Vohwinkel, Mark T
Address	1445 Borden Rd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	379 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 428	100 x 337	75 x 112	100 x 400	70 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 2000	1950 / 0	1955 / 0	1952 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	1 Poor	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.7	1.0
Bedrooms	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	738	1080	906	1272
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 605
SFLA	1308	1089	1620	1585	1272
Att/Det Gar Sqft	320	200	520	220	528
Prior Land	\$34,700				
Prior Total	\$138,000				
Comp Land Estimate	\$42,000	\$41,400	\$26,700	\$41,900	\$26,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	7/17/2018
Sale Price		\$143,000	\$202,000	\$127,000	\$185,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$201,100
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$158.10
Total Adj Factors	\$100,300	\$78,000	\$122,700	\$54,100	\$116,700
Adjusted Sale Price		\$168,200	\$199,700	\$176,600	\$184,700
Comparable Estimate	\$178,900 (\$136.77/SFLA)				\$97,100 \$165,500



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-3	103.17-1-28	114.09-4-28	114.07-4-16	114.02-8-35
Owner	Pollinger George J	Izydorczak, Eugene	Lawal, Wasiu	Diebold, Patrick W	Sumpter, Brandon
Address	1455 Borden Rd	3821 Broadway St	26 Park St	83 Old Stone Rd	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 428	65 x 530	42 x 150	85 x 130	70 x 130
Building Style	08 Old style	08 Old style	08 Old style	05 Colonial	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1937 / 0	1926 / 0	1977 / 0	1976 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / Y	1 / N
Stories	1.5	2.0	2.0	2.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 2
1st Sty Area	1480	840	1114	1089	1836
2nd Sty Area	0	840	396	791	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1864	1680	1510	1880	1836
Att/Det Gar Sqft	616	672	440	456	
Prior Land	\$34,700				
Prior Total	\$130,000				
Comp Land Estimate	\$42,000	\$32,900	\$18,600	\$31,200	\$27,500
Sale Date		1/28/2019	10/23/2019	6/25/2018	9/5/2019
Sale Price		\$70,000	\$133,500	\$221,500	\$235,000
Time Adj Sale Price		\$73,500	\$136,200	\$242,200	\$240,500
TADJSP/SQFT		\$43.75	\$90.20	\$128.83	\$130.99
Total Adj Factors	\$97,100	\$30,300	\$80,900	\$121,700	\$114,900
Adjusted Sale Price		\$140,300	\$152,400	\$217,600	\$222,700
Comparable Estimate	\$193,800 (\$103.97/SFLA)				\$111,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-5	114.09-4-28	115.05-6-8	103.17-1-28	114.12-1-7.112
Owner	Thompson, Adam K	Lawal, Wasiu	Antonio, Kari A	Izydorczak, Eugene	Lounsbury, Joseph C
Address	1456 Borden Rd	26 Park St	5162 Transit Rd	3821 Broadway St	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	125 x 383	42 x 150	40 x 214	65 x 530	110 x 319
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1926 / 0	1942 / 0	1937 / 0	1954 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.3	2.0	1.0	2.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	773	1114	940	840	1314
2nd Sty Area	0	396	0	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240
SFLA	1039	1510	940	1680	1314
Att/Det Gar Sqft	800	440	405	672	440
Prior Land	\$39,700				
Prior Total	\$85,000				
Comp Land Estimate	\$47,200	\$18,600	\$19,600	\$32,900	\$43,600
Sale Date		10/23/2019	4/26/2019	1/28/2019	8/12/2020
Sale Price		\$133,500	\$135,000	\$70,000	\$200,000
Time Adj Sale Price		\$136,200	\$140,400	\$73,500	\$200,000
TADJSP/SQFT		\$90.20	\$149.36	\$43.75	\$152.21
Total Adj Factors	\$78,900	\$80,900	\$68,500	\$30,300	\$107,900
Adjusted Sale Price		\$134,200	\$150,800	\$122,100	\$171,000
Comparable Estimate	\$145,000 (\$139.56/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-4-4	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	114.12-1-7.112
Owner	Beecher, Stephen	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Lounsbury, Joseph C
Address	1466 Borden Rd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd	1316 Borden 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	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 435	100 x 337	100 x 400	75 x 112	100 x 217	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	894	738	906	1080	820	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 240
SFLA	1278	1089	1585	1620	1210	1314
Att/Det Gar Sqft	462	200	220	520	832	440
Prior Land	\$34,700					
Prior Total	\$128,650					
Comp Land Estimate	\$42,100	\$41,400	\$41,900	\$26,700	\$32,900	\$43,600
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	8/12/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$200,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$200,000
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$152.21
Total Adj Factors	\$99,900	\$78,000	\$54,100	\$122,700	\$94,200	\$107,900
Adjusted Sale Price		\$167,800	\$176,200	\$199,300	\$161,200	\$192,000
Comparable Estimate	\$179,300 (\$140.3/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-2	114.09-4-28	103.17-1-28	114.02-5-11	114.02-4-8
Owner	Jakubowski, Richard	Lawal, Wasii	Izydorczak, Eugene	Kadish, Courtney N	Jezewicz, Kim M
Address	1467 Borden Rd	26 Park St	3821 Broadway St	173 Messer Ave	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 428	42 x 150	65 x 530	100 x 332	100 x 325
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1939 / 0	1926 / 0	1937 / 0	1955 / 0	1973 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	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	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1376	1114	840	1456	1676
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1604	1510	1680	1456	1676
Att/Det Gar Sqft	414	440	672	832	572
Prior Land	\$34,700				
Prior Total	\$108,000				
Comp Land Estimate	\$42,000	\$18,600	\$32,900	\$41,400	\$41,400
Sale Date		10/23/2019	1/28/2019	5/13/2019	1/14/2020
Sale Price		\$133,500	\$70,000	\$165,000	\$195,000
Time Adj Sale Price		\$136,200	\$73,500	\$171,100	\$197,000
TADJSP/SQFT		\$90.20	\$43.75	\$117.51	\$117.54
Total Adj Factors	\$85,900	\$80,900	\$30,300	\$102,300	\$131,200
Adjusted Sale Price		\$141,200	\$129,100	\$154,700	\$151,700
Comparable Estimate	\$156,300 (\$97.44/SFLA)				\$120,600

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-4-3	114.02-5-11	114.02-4-8	114.12-1-7.112	114.02-6-7.1	114.07-9-14
Owner	Martens, Todd Henry	Kadish, Courtney N	Jezewicz, Kim M	Lounsbury, Joseph C	Faraj, Salam M	Palermo, Salvatore
Address	1474 Borden Rd	173 Messer Ave	156 Messer Ave	1316 Borden Rd	16 Cromwell Dr	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 399	100 x 332	100 x 325	110 x 319	70 x 160	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1973 / 0	1954 / 0	1976 / 0	1973 / 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/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1619	1456	1676	1314	1708	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 300	0 0
SFLA	1619	1456	1676	1314	1708	1358
Att/Det Gar Sqft	280	832	572	440	529	504
Prior Land	\$38,500					
Prior Total	\$142,000					
Comp Land Estimate	\$46,500	\$41,400	\$41,400	\$43,600	\$30,100	\$29,400
Sale Date		5/13/2019	1/14/2020	8/12/2020	10/10/2018	8/12/2019
Sale Price		\$165,000	\$195,000	\$200,000	\$177,000	\$162,000
Time Adj Sale Price		\$171,100	\$197,000	\$200,000	\$189,200	\$166,300
TADJSP/SQFT		\$117.51	\$117.54	\$152.21	\$110.77	\$122.46
Total Adj Factors	\$121,800	\$102,300	\$131,200	\$107,900	\$121,000	\$96,700
Adjusted Sale Price		\$190,600	\$187,600	\$213,900	\$190,000	\$191,400
Comparable Estimate	\$194,700 (\$120.26/SFLA)					

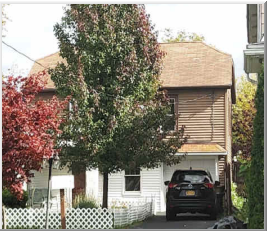


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-1	114.12-1-7.112	114.02-5-11	114.07-9-14	115.05-13-27	114.02-4-42
Owner	State Of New York	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Liberti, Joseph M	Austin, Cheryl A
Address	1475 Borden Rd	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	11 Harvest Ln	1283 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	182 x 226	110 x 319	100 x 332	80 x 125	72 x 100	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1955 / 0	1973 / 0	1983 / 0	1960 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1333	1314	1456	1358	1318	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 400
SFLA	1333	1314	1456	1358	1318	1152
Att/Det Gar Sqft	660	440	832	504	440	400
Prior Land	\$48,900					
Prior Total	\$134,000					
Comp Land Estimate	\$54,700	\$43,600	\$41,400	\$29,400	\$24,500	\$41,400
Sale Date		8/12/2020	5/13/2019	8/12/2019	4/25/2020	8/7/2019
Sale Price		\$200,000	\$165,000	\$162,000	\$161,500	\$205,000
Time Adj Sale Price		\$200,000	\$171,100	\$166,300	\$162,300	\$210,500
TADJSP/SQFT		\$152.21	\$117.51	\$122.46	\$123.14	\$182.73
Total Adj Factors	\$117,700	\$107,900	\$102,300	\$96,700	\$97,100	\$112,300
Adjusted Sale Price		\$209,800	\$186,500	\$187,300	\$182,900	\$215,900
Comparable Estimate	\$196,500 (\$147.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-2	114.02-5-11	114.12-1-7.112	114.07-9-14	114.02-4-8
Owner	Field, Ingrid R	Kadish, Courtney N	Lounsbury, Joseph C	Palermo, Salvatore	Jezewicz, Kim M
Address	1480 Borden Rd	173 Messer Ave	1316 Borden Rd	399 Rowley Rd	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	140 x 404	100 x 332	110 x 319	80 x 125	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1480	1456	1314	1358	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1480	1456	1314	1358	1676
Att/Det Gar Sqft	720	832	440	504	572
Prior Land	\$42,600				
Prior Total	\$145,000				
Comp Land Estimate	\$49,800	\$41,400	\$43,600	\$29,400	\$41,400
Sale Date		5/13/2019	8/12/2020	8/12/2019	1/14/2020
Sale Price		\$165,000	\$200,000	\$162,000	\$195,000
Time Adj Sale Price		\$171,100	\$200,000	\$166,300	\$197,000
TADJSP/SQFT		\$117.51	\$152.21	\$122.46	\$117.54
Total Adj Factors	\$126,200	\$102,300	\$107,900	\$96,700	\$131,200
Adjusted Sale Price		\$195,000	\$218,300	\$195,800	\$192,000
Comparable Estimate	\$199,100 (\$134.53/SFLA)				\$121,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-4-1	115.05-6-8	114.12-1-7.112	114.07-10-1	114.02-4-42
Owner	Migdalski, Robert P	Antonio, Kari A	Lounsbury, Joseph C	Iannello, Matthew	Austin, Cheryl A
Address	1486 Borden Rd	5162 Transit Rd	1316 Borden Rd	51 Wyndmoor Ct	1283 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	27 x 280	40 x 214	110 x 319	106 x 108	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1942 / 0	1954 / 0	1976 / 0	1960 / 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 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	1 / 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 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	940	1314	1040	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 350	0 400
SFLA	864	940	1314	1040	1152
Att/Det Gar Sqft	220	405	440	308	400
Prior Land	\$10,500				
Prior Total	\$82,300				
Comp Land Estimate	\$13,500	\$19,600	\$43,600	\$32,100	\$41,400
Sale Date		4/26/2019	8/12/2020	2/27/2020	8/7/2019
Sale Price		\$135,000	\$200,000	\$165,500	\$205,000
Time Adj Sale Price		\$140,400	\$200,000	\$166,900	\$210,500
TADJSP/SQFT		\$149.36	\$152.21	\$160.48	\$182.73
Total Adj Factors	\$58,700	\$68,500	\$107,900	\$87,100	\$112,300
Adjusted Sale Price		\$130,600	\$150,800	\$138,500	\$156,900
Comparable Estimate	\$140,900 (\$163.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.04-3-19	113.08-2-10.1	113.55-9-13	101.28-5-8	101.60-6-26
Owner	Ertel, Katherine A	Dolce, Jason R	Crone, Scott E	Frances Dugan, Andrew	Doty, Thomas E II
Address	3109 Broadway St	160 Como Park Blvd	35 Wabash Ave	36 David Ave	43 Haller Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	120	105	105
School Code	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1
Land Size	92 x 2245	80 x 110	40 x 108	60 x 135	40 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1920 / 0	1915 / 0	1920 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	2.0	2.0
Bedrooms	7	5	4	5	5
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	2091	1302	1440	1624	1428
2nd Sty Area	0	1302	1080	902	1428
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2701	2604	2520	2717	2856
Att/Det Gar Sqft	968	672	440	462	440
Prior Land	\$33,100				
Prior Total	\$78,000				
Comp Land Estimate	\$43,800	\$27,600	\$10,000	\$12,000	\$9,000
Sale Date		10/19/2020	12/30/2019	9/16/2019	1/24/2018
Sale Price		\$160,050	\$134,999	\$109,900	\$97,500
Time Adj Sale Price		\$160,100	\$136,800	\$112,500	\$109,600
TADJSP/SQFT		\$61.48	\$54.29	\$41.41	\$38.38
Total Adj Factors	\$120,200	\$95,400	\$76,800	\$48,100	\$43,300
Adjusted Sale Price		\$184,900	\$180,200	\$184,600	\$186,500
Comparable Estimate	\$194,700 (\$72.08/SFLA)				\$41,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.04-3-20	114.09-4-28	91.20-7-6	91.20-11-75	91.18-3-29
Owner	Kurek, Adam F	Lawal, Wasiu	Janiszewski, Melissa L	MacNeil, Alicia	Weber, Matthew
Address	3115 Broadway St	26 Park St	211 Evergreen Pl	96 Clover Pl	37 Dellwood Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	109	109	107
School Code	143001	143001	143002	143002	143003
Site No.	1	1	1	1	1
Land Size	40 x 150	42 x 150	120 x 121	31 x 120	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1923 / 0	1920 / 0	1927 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	1.3	1.5	2.0
Bedrooms	3	3	4	3	2
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	882	1114	968	880	264
2nd Sty Area	0	396	0	0	720
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	882	1510	1085	1144	984
Att/Det Gar Sqft		440	340	480	240
Prior Land	\$13,700				
Prior Total	\$24,000				
Comp Land Estimate	\$17,800	\$18,600	\$24,000	\$11,000	\$9,600
Sale Date		10/23/2019	5/21/2018	4/30/2019	2/8/2019
Sale Price		\$133,500	\$94,500	\$110,000	\$81,000
Time Adj Sale Price		\$136,200	\$103,900	\$114,400	\$84,800
TADJSP/SQFT		\$90.20	\$95.76	\$100.00	\$86.18
Total Adj Factors	\$33,400	\$80,900	\$54,800	\$46,000	\$38,200
Adjusted Sale Price		\$88,700	\$82,500	\$101,800	\$80,000
Comparable Estimate	\$89,200 (\$101.13/SFLA)				\$93,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.04-3-22	114.09-5-3.11	113.08-2-10.1	113.64-2-8	114.18-5-6.1
Owner	Luterek Robert L	Klein, Steven R	Dolce, Jason R	Prible, Stacey Lin	Hawkins, Theodore
Address	3121 Broadway St	39 Bellevue Ave	160 Como Park Blvd	88 Edmund St	849 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	124
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	38 x 150	127 x 129	80 x 110	90 x 109	100 x 203
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	01 Wood
Year Built/Eff Yr Built	1900 / 0	1934 / 0	1890 / 0	1907 / 0	1890 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	C Average 100	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	1.7	2.0	2.0	1.7	1.5
Bedrooms	4	4	5	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	2 Crawl 0	4 Full 0
1st Sty Area	1095	704	1302	1535	1044
2nd Sty Area	0	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1707	1408	2604	1993	1690
Att/Det Gar Sqft	960	400	672	342	400
Prior Land	\$13,100				
Prior Total	\$66,000				
Comp Land Estimate	\$16,900	\$38,600	\$27,600	\$16,000	\$15,000
Sale Date		10/2/2019	10/19/2020	11/8/2019	7/29/2019
Sale Price		\$125,000	\$160,050	\$155,000	\$179,900
Time Adj Sale Price		\$127,500	\$160,100	\$157,600	\$185,300
TADJSP/SQFT		\$90.55	\$61.48	\$79.08	\$109.64
Total Adj Factors	\$40,300	\$64,900	\$95,400	\$59,400	\$107,500
Adjusted Sale Price		\$102,900	\$105,000	\$138,500	\$121,400
Comparable Estimate	\$117,200 (\$68.66/SFLA)				

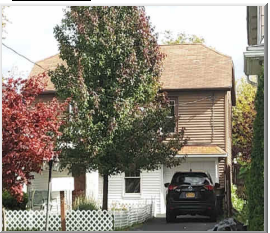


SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.04-3-23	113.08-2-10.1	114.09-5-3.11	113.64-2-8	102.53-3-28	101.60-4-15
Owner	Kurek, Adam	Dolce, Jason R	Klein, Steven R	Prible, Stacey Lin	Dang, Be Van	GHH LLC
Address	3125 Broadway St	160 Como Park Blvd	39 Bellevue Ave	88 Edmund St	41 Hedwig Ave	30 Hoerner 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	123	123	123	120	105	105
School Code	143001	143001	143001	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 150	80 x 110	127 x 129	90 x 109	60 x 104	30 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1934 / 0	1907 / 0	1902 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.7	2.0	2.0
Bedrooms	5	5	4	4	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	2 Crawl 0	3 Partial 0	4 Full 0
1st Sty Area	1111	1302	704	1535	1081	1012
2nd Sty Area	0	1302	704	0	1081	1012
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1944	2604	1408	1993	2162	2024
Att/Det Gar Sqft	440	672	400	342	572	352
Prior Land	\$14,500					
Prior Total	\$45,000					
Comp Land Estimate	\$18,600	\$27,600	\$38,600	\$16,000	\$10,000	\$7,000
Sale Date		10/19/2020	10/2/2019	11/8/2019	10/3/2019	11/5/2020
Sale Price		\$160,050	\$125,000	\$155,000	\$115,000	\$115,000
Time Adj Sale Price		\$160,100	\$127,500	\$157,600	\$117,300	\$115,000
TADJSP/SQFT		\$61.48	\$90.55	\$79.08	\$54.26	\$56.82
Total Adj Factors	\$67,300	\$95,400	\$64,900	\$59,400	\$41,600	\$36,500
Adjusted Sale Price		\$132,000	\$129,900	\$165,500	\$143,000	\$145,800
Comparable Estimate	\$143,200 (\$73.66/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.04-3-24.2	114.09-5-3.11	113.08-2-10.1	101.60-7-1	102.45-2-16
Owner	Kowalewski, Sally	Klein, Steven R	Dolce, Jason R	Shawish, Kawlah A	Sultana, Safia
Address	3145 Broadway St	39 Bellevue Ave	160 Como Park Blvd	84 Alexander Ave	96 Hedwig Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	105	105
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	150 x 250	127 x 129	80 x 110	33 x 106	30 x 104
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1934 / 0	1890 / 0	1925 / 0	1930 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.5	1.5
Bedrooms	5	4	5	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	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	992	704	1302	1203	1002
2nd Sty Area	0	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1828	1408	2604	1835	1862
Att/Det Gar Sqft	336	400	672	240	400
Prior Land	\$43,500				
Prior Total	\$71,000				
Comp Land Estimate	\$50,000	\$38,600	\$27,600	\$7,000	\$12,000
Sale Date		10/2/2019	10/19/2020	6/11/2018	10/19/2020
Sale Price		\$125,000	\$160,050	\$92,000	\$139,000
Time Adj Sale Price		\$127,500	\$160,100	\$100,600	\$139,000
TADJSP/SQFT		\$90.55	\$61.48	\$54.82	\$74.65
Total Adj Factors	\$64,800	\$64,900	\$95,400	\$32,800	\$56,600
Adjusted Sale Price		\$127,400	\$129,500	\$132,600	\$147,200
Comparable Estimate	\$139,700 (\$76.42/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.04-3-31	114.09-4-28	103.17-1-28	91.20-11-75	91.20-7-6	102.37-4-21
Owner	Kahl, Rory J	Lawal, Wasii	Izydorczak, Eugene	MacNeil, Alicia	Janiszewski, Melissa L	Babingwa, Watimbwa C
Address	3227 Broadway St	26 Park St	3821 Broadway St	96 Clover Pl	211 Evergreen Pl	236 Straley 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	123	123	123	109	109	105
School Code	143001	143001	143001	143002	143002	143001
Site No.	1	1	1	1	1	1
Land Size	40 x 158	42 x 150	65 x 530	31 x 120	120 x 121	30 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1921 / 0	1926 / 0	1937 / 0	1920 / 0	1923 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.3	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	1114	840	880	968	912
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1142	1510	1680	1144	1085	1193
Att/Det Gar Sqft	704	440	672	480	340	280
Prior Land	\$13,900					
Prior Total	\$65,000					
Comp Land Estimate	\$18,100	\$18,600	\$32,900	\$11,000	\$24,000	\$7,000
Sale Date		10/23/2019	1/28/2019	4/30/2019	5/21/2018	7/31/2018
Sale Price		\$133,500	\$70,000	\$110,000	\$94,500	\$113,200
Time Adj Sale Price		\$136,200	\$73,500	\$114,400	\$103,900	\$123,100
TADJSP/SQFT		\$90.20	\$43.75	\$100.00	\$95.76	\$103.19
Total Adj Factors	\$58,200	\$80,900	\$30,300	\$46,000	\$54,800	\$26,900
Adjusted Sale Price		\$113,500	\$101,400	\$126,600	\$107,300	\$154,400
Comparable Estimate	\$120,600 (\$105.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.16-5-18	114.09-4-28	103.17-1-28	91.20-7-6	91.20-11-75
Owner	Sum Teresa	Lawal, Wasiu	Izydorczak, Eugene	Janiszewski, Melissa L	MacNeil, Alicia
Address	3422 Broadway St	26 Park St	3821 Broadway St	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	107
School Code	143001	143001	143001	143002	143003
Site No.	1	1	1	1	1
Land Size	61 x 119	42 x 150	65 x 530	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1926 / 0	1937 / 0	1923 / 0	1920 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	1.3	1.5
Bedrooms	1	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	646	1114	840	968	880
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	646	1510	1680	1085	1144
Att/Det Gar Sqft	594	440	672	340	480
Prior Land	\$18,900				
Prior Total	\$50,000				
Comp Land Estimate	\$24,100	\$18,600	\$32,900	\$24,000	\$11,000
Sale Date		10/23/2019	1/28/2019	5/21/2018	4/30/2019
Sale Price		\$133,500	\$70,000	\$94,500	\$110,000
Time Adj Sale Price		\$136,200	\$73,500	\$103,900	\$114,400
TADJSP/SQFT		\$90.20	\$43.75	\$95.76	\$100.00
Total Adj Factors	\$41,800	\$80,900	\$30,300	\$54,800	\$46,000
Adjusted Sale Price		\$97,100	\$85,000	\$90,900	\$110,200
Comparable Estimate	\$94,300 (\$145.98/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.17-1-3	103.17-1-28	114.09-4-28	113.61-5-15	102.54-1-21	113.64-1-8
Owner	Sisson, Lester	Izydorczak, Eugene	Lawal, Wasiu	Marone, Thomas	Alam, Muhammad Khur	Nati, Kim Marie
Address	3425 Broadway St	3821 Broadway St	26 Park St	118 Hedley St	39 Wanda Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	105	120
School Code	143001	143001	143001	143009	143001	143009
Site No.	1	1	1	1	1	1
Land Size	115 x 1479	65 x 530	42 x 150	60 x 120	60 x 138	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1880 / 0	1937 / 0	1926 / 0	1903 / 0	1926 / 0	1925 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.5
Bedrooms	3	3	3	2	4	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0	2 Crawl 0
1st Sty Area	860	840	1114	1240	1068	1060
2nd Sty Area	860	840	396	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1720	1680	1510	1840	1655	1556
Att/Det Gar Sqft	520	672	440	528		264
Prior Land	\$37,600					
Prior Total	\$75,000					
Comp Land Estimate	\$49,600	\$32,900	\$18,600	\$13,000	\$12,000	\$7,200
Sale Date		1/28/2019	10/23/2019	4/10/2018	9/1/2020	4/26/2018
Sale Price		\$70,000	\$133,500	\$115,000	\$99,000	\$83,000
Time Adj Sale Price		\$73,500	\$136,200	\$127,100	\$99,000	\$91,800
TADJSP/SQFT		\$43.75	\$90.20	\$69.08	\$59.82	\$59.00
Total Adj Factors	\$83,000	\$30,300	\$80,900	\$60,000	\$24,000	\$43,400
Adjusted Sale Price		\$126,200	\$138,300	\$150,100	\$158,000	\$131,400
Comparable Estimate	\$140,800 (\$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	103.17-1-5	114.11-2-1	115.05-4-8	113.12-3-7.1	102.12-6-4	102.16-4-22
Owner	Siuda, John J	Robson, Mark	Krygier, Andrew	Aronberg, Ricky	Loughran, Travis	Kaur, Hardeep
Address	3449 Broadway St	1221 Como Park Blvd	60 Park Ave	4 Bink St	35 Zoerb Ave	1 Schlenker 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	123	123	123	122	110	120
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	74 x 133	100 x 400	75 x 112	100 x 172	60 x 147	87 x 94
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1955 / 0	1950 / 0	1957 / 0	1957 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	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	1 Slab/pier 0
1st Sty Area	1152	906	1080	1136	840	1014
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0	0 0
SFLA	1692	1585	1620	1704	1470	1774
Att/Det Gar Sqft	484	220	520	480	440	576
Prior Land	\$24,000					
Prior Total	\$110,000					
Comp Land Estimate	\$28,800	\$41,900	\$26,700	\$27,000	\$19,200	\$14,000
Sale Date		8/28/2019	5/3/2018	4/29/2020	3/14/2019	12/3/2019
Sale Price		\$127,000	\$202,000	\$148,000	\$163,000	\$168,000
Time Adj Sale Price		\$130,400	\$222,100	\$148,700	\$170,100	\$170,200
TADJSP/SQFT		\$82.27	\$137.10	\$87.27	\$115.71	\$95.94
Total Adj Factors	\$101,600	\$54,100	\$122,700	\$94,000	\$75,200	\$100,800
Adjusted Sale Price		\$177,900	\$201,000	\$156,300	\$196,500	\$171,000
Comparable Estimate	\$180,500 (\$106.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.13-1-2.1	103.17-1-28	114.09-4-28	91.20-9-14	113.55-10-10.1	113.61-5-15
Owner	Lally, Charles T	Izydorczak, Eugene	Lawal, Wasiu	Samulski, Michael	Brice, Tiona-Meche	Marone, Thomas
Address	3460 Broadway St	3821 Broadway St	26 Park St	172 Evergreen Pl	27 Peoria Ave	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	120	120
School Code	143001	143001	143001	143002	143009	143009
Site No.	1	1	1	1	1	1
Land Size	159 x 256	65 x 530	42 x 150	80 x 120	90 x 108	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1907 / 0	1937 / 0	1926 / 0	1950 / 0	1945 / 0	1903 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 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 No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	3	3	3	4	4	2
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1168	840	1114	1174	1008	1240
2nd Sty Area	1168	840	396	864	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2336	1680	1510	2038	2016	1840
Att/Det Gar Sqft		1,110	672	440	528	528
Prior Land	\$19,000					
Prior Total	\$122,400					
Comp Land Estimate	\$51,700	\$32,900	\$18,600	\$20,000	\$16,000	\$13,000
Sale Date		1/28/2019	10/23/2019	6/29/2018	12/17/2018	4/10/2018
Sale Price		\$70,000	\$133,500	\$137,850	\$110,000	\$115,000
Time Adj Sale Price		\$73,500	\$136,200	\$150,700	\$116,200	\$127,100
TADJSP/SQFT		\$43.75	\$90.20	\$73.95	\$57.64	\$69.08
Total Adj Factors	\$119,100	\$30,300	\$80,900	\$73,600	\$69,500	\$60,000
Adjusted Sale Price		\$162,300	\$174,400	\$196,200	\$165,800	\$186,200
Comparable Estimate	\$177,000 (\$75.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-8	114.09-3-5	114.09-1-11.2	114.07-10-1	115.05-6-8
Owner	Hockwater, Paul F	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Antonio, Kari A
Address	3491 Broadway St	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	5162 Transit Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 1219	70 x 120	60 x 121	106 x 108	40 x 214
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1945 / 0	1971 / 0	1989 / 0	1976 / 0	1942 / 0
Condition	2 Fair	3 Normal	4 Good	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	1 No central No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	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	3 Partial 0
1st Sty Area	660	1029	960	1040	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 0
SFLA	660	1029	960	1040	940
Att/Det Gar Sqft		380		308	405
Prior Land	\$19,800				
Prior Total	\$58,000				
Comp Land Estimate	\$28,000	\$26,400	\$24,100	\$32,100	\$19,600
Sale Date		6/10/2019	7/15/2019	2/27/2020	4/26/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$135,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$140,400
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$149.36
Total Adj Factors	\$44,700	\$73,500	\$76,900	\$87,100	\$68,500
Adjusted Sale Price		\$112,700	\$106,900	\$124,500	\$116,600
Comparable Estimate	\$118,000 (\$178.79/SFLA)				\$116,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-9	114.09-3-5	114.07-10-1	114.09-1-11.2	115.05-6-8
Owner	Hockwater, Paul F	Pitrelli, Daniel J	Iannello, Matthew	Cudney, Matthew R	Antonio, Kari A
Address	3493 Broadway St	29 Center Ave	51 Wyndmoor Ct	19 Hawthorne Ave	5162 Transit Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	50 x 1132	70 x 120	106 x 108	60 x 121	40 x 214
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1952 / 0	1971 / 0	1976 / 0	1989 / 0	1942 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 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	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	940	1029	1040	960	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 0	0 0
SFLA	940	1029	1040	960	940
Att/Det Gar Sqft		380	308		405
Prior Land	\$19,800				
Prior Total	\$80,000				
Comp Land Estimate	\$28,000	\$26,400	\$32,100	\$24,100	\$19,600
Sale Date		6/10/2019	2/27/2020	7/15/2019	4/26/2019
Sale Price		\$136,900	\$165,500	\$135,000	\$135,000
Time Adj Sale Price		\$141,500	\$166,900	\$139,100	\$140,400
TADJSP/SQFT		\$137.51	\$160.48	\$144.90	\$149.36
Total Adj Factors	\$69,100	\$73,500	\$87,100	\$76,900	\$68,500
Adjusted Sale Price		\$137,100	\$148,900	\$131,300	\$141,000
Comparable Estimate	\$139,400 (\$148.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-10	114.11-2-1	102.12-6-4	103.05-11-32	113.12-1-42
Owner	Hockwater, Paul F	Robson, Mark	Loughran, Travis	Zimmer, Daniel J	Paolini, Michael P
Address	3497 Broadway St	1221 Como Park Blvd	35 Zoerb Ave	46 Betty Lou Ln	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	123	123	110	110	122
School Code	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1
Land Size	60 x 1180	100 x 400	60 x 147	59 x 103	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1965 / 0	1952 / 0	1957 / 0	1962 / 0	1960 / 0
Condition	3 Normal	1 Poor	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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 / 0	1 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	975	906	840	977	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	1383	1585	1470	1495	1530
Att/Det Gar Sqft	720	220	440	462	624
Prior Land	\$23,900				
Prior Total	\$98,000				
Comp Land Estimate	\$33,600	\$41,900	\$19,200	\$15,900	\$21,900
Sale Date		8/28/2019	3/14/2019	1/17/2020	7/23/2018
Sale Price		\$127,000	\$163,000	\$140,000	\$143,500
Time Adj Sale Price		\$130,400	\$170,100	\$141,400	\$156,000
TADJSP/SQFT		\$82.27	\$115.71	\$94.58	\$101.96
Total Adj Factors	\$92,700	\$54,100	\$75,200	\$76,900	\$89,200
Adjusted Sale Price		\$169,000	\$187,600	\$157,200	\$159,500
Comparable Estimate	\$173,200 (\$125.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-11	114.02-4-36	114.11-2-1	92.17-1-32	102.07-5-39
Owner	Nelson, Joanne	Hiller, Traci H	Robson, Mark	Kendall, Anita L	Folck, Erik M
Address	3503 Broadway St	1221 Borden Rd	1221 Como Park Blvd	234 Chapel Ave	111 Nokomis Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143007	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	81 x 1183	100 x 337	100 x 400	50 x 125	50 x 143
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1950 / 0	1952 / 0	1948 / 0	1955 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	696	738	906	720	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 403
SFLA	1047	1089	1585	936	1209
Att/Det Gar Sqft		200	220	352	352
Prior Land	\$31,000				
Prior Total	\$62,000				
Comp Land Estimate	\$40,700	\$41,400	\$41,900	\$16,000	\$17,000
Sale Date		10/31/2019	8/28/2019	3/27/2019	6/15/2020
Sale Price		\$143,000	\$127,000	\$120,000	\$145,000
Time Adj Sale Price		\$145,900	\$130,400	\$125,200	\$145,200
TADJSP/SQFT		\$133.98	\$82.27	\$133.76	\$120.10
Total Adj Factors	\$72,700	\$78,000	\$54,100	\$50,400	\$59,200
Adjusted Sale Price		\$140,600	\$149,000	\$147,500	\$158,700
Comparable Estimate	\$151,600 (\$144.79/SFLA)				\$162,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-13.2	102.12-6-9	102.08-9-2	91.20-1-1	102.18-2-13
Owner	Petroski, Helen D	Booth, Patricia	Kaur, Amarjit	Moses, Carolyn	Leli, Susan
Address	3523 Broadway St	71 Zoerb Ave	36 Wellington Rd	3357 Genesee St	138 Lemoine Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	110	110	109	120
School Code	143001	143001	143002	143002	143009
Site No.	2	1	1	1	1
Land Size	170 x 100	45 x 147	50 x 125	217 x 200	60 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1961 / 0	1970 / 0	1943 / 0	1961 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.7	2.0	2.0	2.0
Bedrooms	4	5	6	3	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1408	1232	1384	1502	1338
2nd Sty Area	1056	0	936	399	980
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 936	0 0	0 0
SFLA	2464	2156	2320	2510	2591
Att/Det Gar Sqft	560	576	528	576	399
Prior Land	\$80,400				
Prior Total	\$290,000				
Comp Land Estimate	\$38,900	\$16,100	\$16,000	\$37,000	\$13,000
Sale Date		5/28/2020	11/27/2018	3/6/2020	9/23/2020
Sale Price		\$185,000	\$161,000	\$190,000	\$169,900
Time Adj Sale Price		\$185,600	\$171,100	\$191,300	\$169,900
TADJSP/SQFT		\$86.09	\$73.75	\$76.22	\$65.57
Total Adj Factors	\$138,700	\$97,200	\$103,100	\$121,200	\$91,500
Adjusted Sale Price		\$227,100	\$206,700	\$208,800	\$217,100
Comparable Estimate	\$218,200 (\$88.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-14	114.09-5-3.11	114.07-9-12	114.07-8-8	115.05-7-5
Owner	Dig It of New York LLC	Klein, Steven R	Vohwinkel, Mark T	Schmidt, Adam J	Corbi, Joseph
Address	3529 Broadway St	39 Bellevue Ave	379 Rowley Rd	20 Old Stone Rd	1580 Como Park Blvd
Property Class	220 2 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	2	1	1	1	1
Land Size	125 x 300	127 x 129	70 x 125	73 x 116	113 x 222
Building Style	01 Ranch	08 Old style	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1934 / 0	1974 / 0	1974 / 0	1957 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	2.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 1	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1450	704	1272	1681	3160
2nd Sty Area	0	704	0	0	0
Fin Bsmt/Fin Rec Rm	0 1254	0 0	0 605	0 0	0 0
SFLA	1450	1408	1272	1681	3160
Att/Det Gar Sqft	728	400	528	462	528
Prior Land	\$168,500				
Prior Total	\$370,000				
Comp Land Estimate	\$46,600	\$38,600	\$26,900	\$26,700	\$43,100
Sale Date		10/2/2019	7/17/2018	1/23/2018	9/13/2019
Sale Price		\$125,000	\$185,000	\$220,000	\$220,000
Time Adj Sale Price		\$127,500	\$201,100	\$247,300	\$225,200
TADJSP/SQFT		\$90.55	\$158.10	\$147.11	\$71.27
Total Adj Factors	\$129,800	\$64,900	\$116,700	\$142,200	\$176,800
Adjusted Sale Price		\$192,400	\$214,200	\$234,900	\$178,200
Comparable Estimate	\$203,800 (\$140.55/SFLA)				\$96,700

	<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	103.17-1-15	114.11-2-1	115.05-4-8	113.12-3-7.1	102.12-6-4	102.16-4-22
Owner	Hector, Frederick M	Robson, Mark	Krygier, Andrew	Aronberg, Ricky	Loughran, Travis	Kaur, Hardeep
Address	3559 Broadway St	1221 Como Park Blvd	60 Park Ave	4 Bink St	35 Zoerb Ave	1 Schlenker 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	123	123	123	122	110	120
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	1.41	100 x 400	75 x 112	100 x 172	60 x 147	87 x 94
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1955 / 0	1950 / 0	1957 / 0	1957 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.7	1.7
Bedrooms	3	3	4	4	3	4
Full/Half Baths	1 / 1	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	1 Slab/pier 0
1st Sty Area	1128	906	1080	1136	840	1014
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0	0 0
SFLA	1692	1585	1620	1704	1470	1774
Att/Det Gar Sqft	960	220	520	480	440	576
Prior Land	\$40,300					
Prior Total	\$130,000					
Comp Land Estimate	\$55,900	\$41,900	\$26,700	\$27,000	\$19,200	\$14,000
Sale Date		8/28/2019	5/3/2018	4/29/2020	3/14/2019	12/3/2019
Sale Price		\$127,000	\$202,000	\$148,000	\$163,000	\$168,000
Time Adj Sale Price		\$130,400	\$222,100	\$148,700	\$170,100	\$170,200
TADJSP/SQFT		\$82.27	\$137.10	\$87.27	\$115.71	\$95.94
Total Adj Factors	\$127,700	\$54,100	\$122,700	\$94,000	\$75,200	\$100,800
Adjusted Sale Price		\$204,000	\$227,100	\$182,400	\$222,600	\$197,100
Comparable Estimate	\$206,600 (\$122.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-16	114.11-2-1	114.02-4-36	102.12-6-4	102.08-5-17
Owner	Serafini Sales & Service	Robson, Mark	Hiller, Traci H	Loughran, Travis	Foster, Shane T
Address	3689 Broadway St	1221 Como Park Blvd	1221 Borden Rd	35 Zoerb Ave	223 Santin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	110	110
School Code	143001	143001	143007	143001	143002
Site No.	1	1	1	1	1
Land Size	2.54	100 x 400	100 x 337	60 x 147	57 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1950 / 0	1957 / 0	1958 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	4 Good
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 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
Stories	1.5	1.7	1.5	1.7	1.7
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1302	906	738	840	884
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1302	1585	1089	1470	1326
Att/Det Gar Sqft	484	220	200	440	273
Prior Land	\$60,000				
Prior Total	\$140,000				
Comp Land Estimate	\$68,300	\$41,900	\$41,400	\$19,200	\$15,500
Sale Date		8/28/2019	10/31/2019	3/14/2019	12/23/2019
Sale Price		\$127,000	\$143,000	\$163,000	\$155,000
Time Adj Sale Price		\$130,400	\$145,900	\$170,100	\$157,100
TADJSP/SQFT		\$82.27	\$133.98	\$115.71	\$118.48
Total Adj Factors	\$118,900	\$54,100	\$78,000	\$75,200	\$66,000
Adjusted Sale Price		\$195,200	\$186,800	\$213,800	\$210,000
Comparable Estimate	\$204,800 (\$157.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-11.12	103.17-1-28	114.09-4-28	114.06-2-59	114.16-7-36
Owner	Trademark Enterprises I	Izydorczak, Eugene	Lawal, Wasiu	Tran, Tam T	Ashbery, Andreas C
Address	3700 Broadway St	3821 Broadway St	26 Park St	4 Deer Trl	86 Brookedge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	15 x 313	65 x 530	42 x 150	85 x 126	120 x 189
Building Style	08 Old style	08 Old style	08 Old style	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1910 / 0	1937 / 0	1926 / 0	1978 / 0	1976 / 0
Condition	1 Poor	2 Fair	4 Good	3 Normal	4 Good
Grade/Grade Adj	D Economy	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1792	840	1114	1686	1630
2nd Sty Area	1456	840	396	1060	1758
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0
SFLA	3248	1680	1510	2746	3388
Att/Det Gar Sqft		672	440	418	624
Prior Land	\$5,800				
Prior Total	\$31,500				
Comp Land Estimate	\$7,600	\$32,900	\$18,600	\$30,700	\$43,500
Sale Date		1/28/2019	10/23/2019	5/14/2018	7/9/2018
Sale Price		\$70,000	\$133,500	\$227,000	\$287,000
Time Adj Sale Price		\$73,500	\$136,200	\$249,600	\$312,000
TADJSP/SQFT		\$43.75	\$90.20	\$90.90	\$92.09
Total Adj Factors	(\$17,300)	\$30,300	\$80,900	\$163,000	\$229,700
Adjusted Sale Price		\$25,900	\$38,000	\$69,300	\$70,700
Comparable Estimate	\$58,300 (\$17.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-21	114.02-4-36	114.11-2-1	115.05-4-8	102.07-5-39
Owner	Izydorczak, Nikolina A	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Folck, Erik M
Address	3707 Broadway St	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	111 Nokomis Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	109
School Code	143001	143007	143001	143007	143002
Site No.	1	1	1	1	1
Land Size	75 x 263	100 x 337	100 x 400	75 x 112	50 x 143
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	07 Stone	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1950 / 0	1952 / 0	1955 / 0	1955 / 0
Condition	2 Fair	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	804	738	906	1080	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 403
SFLA	1140	1089	1585	1620	1209
Att/Det Gar Sqft	484	200	220	520	352
Prior Land	\$29,000				
Prior Total	\$65,000				
Comp Land Estimate	\$34,500	\$41,400	\$41,900	\$26,700	\$17,000
Sale Date		10/31/2019	8/28/2019	5/3/2018	6/15/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$145,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$145,200
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$120.10
Total Adj Factors	\$75,300	\$78,000	\$54,100	\$122,700	\$59,200
Adjusted Sale Price		\$143,200	\$151,600	\$174,700	\$161,300
Comparable Estimate	\$158,900 (\$139.39/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-12	114.02-4-36	114.11-2-1	91.20-2-33	102.07-5-39
Owner	Eckel, Marie	Hiller, Traci H	Robson, Mark	Ceness, Rachel	Folck, Erik M
Address	3738 Broadway St	1221 Borden Rd	1221 Como Park Blvd	148 Northcrest Ave	106 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143007	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	60 x 326	100 x 337	100 x 400	49 x 132	50 x 143
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1952 / 0	1950 / 0	1955 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	807	738	906	804	806
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 403
SFLA	1148	1089	1585	1194	1209
Att/Det Gar Sqft	580	200	220	280	352
Prior Land	\$23,500				
Prior Total	\$87,150				
Comp Land Estimate	\$30,400	\$41,400	\$41,900	\$17,000	\$17,000
Sale Date		10/31/2019	8/28/2019	5/6/2019	7/12/2018
Sale Price		\$143,000	\$127,000	\$120,000	\$133,000
Time Adj Sale Price		\$145,900	\$130,400	\$124,400	\$144,600
TADJSP/SQFT		\$133.98	\$82.27	\$104.19	\$124.98
Total Adj Factors	\$77,200	\$78,000	\$54,100	\$58,100	\$55,200
Adjusted Sale Price		\$145,100	\$153,500	\$143,500	\$166,600
Comparable Estimate	\$154,400 (\$134.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-22	114.07-9-14	114.02-5-11	114.12-1-7.112	114.09-3-5
Owner	Empl, Kenneth J	Palermo, Salvatore	Kadish, Courtney N	Lounsbury, Joseph C	Pitrelli, Daniel J
Address	3745 Broadway St	399 Rowley Rd	173 Messer Ave	1316 Borden Rd	29 Center Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 263	80 x 125	100 x 332	110 x 319	70 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1949 / 0	1973 / 0	1955 / 0	1954 / 0	1971 / 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 Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1460	1358	1456	1314	1029
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 300
SFLA	1460	1358	1456	1314	1029
Att/Det Gar Sqft	308	504	832	440	380
Prior Land	\$29,000				
Prior Total	\$102,000				
Comp Land Estimate	\$34,500	\$29,400	\$41,400	\$43,600	\$26,400
Sale Date		8/12/2019	5/13/2019	8/12/2020	6/10/2019
Sale Price		\$162,000	\$165,000	\$200,000	\$136,900
Time Adj Sale Price		\$166,300	\$171,100	\$200,000	\$141,500
TADJSP/SQFT		\$122.46	\$117.51	\$152.21	\$137.51
Total Adj Factors	\$104,200	\$96,700	\$102,300	\$107,900	\$73,500
Adjusted Sale Price		\$173,800	\$173,000	\$196,300	\$172,200
Comparable Estimate	\$179,900 (\$123.22/SFLA)				\$87,100

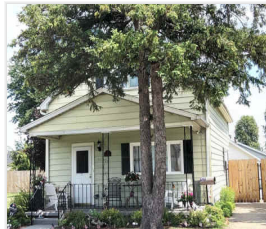


SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.13-1-13	114.08-3-3	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-5
Owner	Scheffler, John H	Hanagan, Jack	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Shields, Kathleen A
Address	3746 Broadway St	45 Keicher Rd	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	311 Rowley 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	123	123	123	123	123	123
School Code	143001	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 546	112 x 109	67 x 120	62 x 357	65 x 120	70 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1945 / 0	1962 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 625	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
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	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	2050	1626	1489	1507	1456	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	625 0	706 0	564 0	474 0	484 0	484 0
SFLA	2675	2332	2053	1981	1940	1960
Att/Det Gar Sqft	220					
Prior Land	\$22,900					
Prior Total	\$150,000					
Comp Land Estimate	\$30,400	\$33,300	\$25,700	\$31,100	\$25,200	\$26,900
Sale Date		7/28/2020	11/27/2019	4/27/2018	10/21/2020	6/4/2020
Sale Price		\$230,000	\$188,000	\$180,000	\$225,000	\$233,500
Time Adj Sale Price		\$230,000	\$191,100	\$199,000	\$225,000	\$233,900
TADJSP/SQFT		\$98.63	\$93.08	\$100.45	\$115.98	\$119.34
Total Adj Factors	\$143,600	\$136,800	\$120,700	\$106,000	\$112,500	\$123,300
Adjusted Sale Price		\$236,800	\$214,000	\$236,600	\$256,100	\$254,200
Comparable Estimate	\$239,500 (\$89.53/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.13-1-14	114.11-2-1	114.02-4-36	102.12-6-4	102.08-5-17	115.05-4-8
Owner	Kopciowski, Gary	Robson, Mark	Hiller, Traci H	Loughran, Travis	Foster, Shane T	Krygier, Andrew
Address	3764 Broadway St	1221 Como Park Blvd	1221 Borden Rd	35 Zoerb Ave	223 Santin Dr	60 Park 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	123	123	123	110	110	123
School Code	143001	143001	143007	143001	143002	143007
Site No.	1	1	1	1	1	1
Land Size	104 x 560	100 x 400	100 x 337	60 x 147	57 x 102	75 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1952 / 0	1950 / 0	1957 / 0	1958 / 0	1955 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.7	1.7	1.5
Bedrooms	2	3	3	3	4	4
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	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1304	906	738	840	884	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 330
SFLA	1304	1585	1089	1470	1326	1620
Att/Det Gar Sqft	1,536	220	200	440	273	520
Prior Land	\$35,500					
Prior Total	\$133,000					
Comp Land Estimate	\$43,800	\$41,900	\$41,400	\$19,200	\$15,500	\$26,700
Sale Date		8/28/2019	10/31/2019	3/14/2019	12/23/2019	5/3/2018
Sale Price		\$127,000	\$143,000	\$163,000	\$155,000	\$202,000
Time Adj Sale Price		\$130,400	\$145,900	\$170,100	\$157,100	\$222,100
TADJSP/SQFT		\$82.27	\$133.98	\$115.71	\$118.48	\$137.10
Total Adj Factors	\$105,300	\$54,100	\$78,000	\$75,200	\$66,000	\$122,700
Adjusted Sale Price		\$181,600	\$173,200	\$200,200	\$196,400	\$204,700
Comparable Estimate	\$191,200 (\$146.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-23	102.45-5-38	113.08-2-10.1	112.67-6-7	90.84-2-57
Owner	Scheffler, John H	Ha, Andrew	Dolce, Jason R	Kowalow, Andrew P Jr	Lowville Enterprises LL
Address	3771 Broadway St	121 Reo Ave	160 Como Park Blvd	370 Shanley St	105 East End Ave
Property Class	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	123	105	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	2.09	30 x 134	80 x 110	60 x 117	30 x 111
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1825 / 0	1927 / 0	1890 / 0	1912 / 0	1900 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	7	5	6	5
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	2043	1674	1302	1926	1400
2nd Sty Area	1290	1584	1302	782	968
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	3333	3258	2604	2708	2368
Att/Det Gar Sqft	270 770		672	528	323
Prior Land	\$56,800				
Prior Total	\$110,000				
Comp Land Estimate	\$67,800	\$0	\$27,600	\$0	\$7,000
Sale Date		9/3/2019	10/19/2020	5/30/2018	11/21/2019
Sale Price		\$166,000	\$160,050	\$107,500	\$74,900
Time Adj Sale Price		\$169,900	\$160,100	\$118,200	\$76,200
TADJSP/SQFT		\$52.15	\$61.48	\$43.65	\$32.18
Total Adj Factors	\$151,200	\$0	\$95,400	\$0	\$27,100
Adjusted Sale Price		\$0	\$215,900	\$0	\$200,300
Comparable Estimate	\$198,600 (\$59.59/SFLA)				\$144,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-17.1	103.17-1-28	114.09-4-28	113.64-1-8	113.55-5-11
Owner	Ziolo, Joyce A	Izydorczak, Eugene	Lawal, Wasiu	Nati, Kim Marie	Jackson, Kathleen M
Address	3776 Broadway St	3821 Broadway St	26 Park St	72 Henry 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	123	123	123	120	109
School Code	143001	143001	143001	143009	143002
Site No.	1	1	1	1	1
Land Size	147 x 196	65 x 530	42 x 150	30 x 109	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	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1920 / 0	1937 / 0	1926 / 0	1925 / 0	1925 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	792	840	1114	1060	808
2nd Sty Area	792	840	396	0	640
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1584	1680	1510	1556	1448
Att/Det Gar Sqft	440	672	440	264	572
Prior Land	\$77,800				
Prior Total	\$117,860				
Comp Land Estimate	\$48,400	\$32,900	\$18,600	\$7,200	\$14,000
Sale Date		1/28/2019	10/23/2019	4/26/2018	9/30/2019
Sale Price		\$70,000	\$133,500	\$83,000	\$125,600
Time Adj Sale Price		\$73,500	\$136,200	\$91,800	\$106,300
TADJSP/SQFT		\$43.75	\$90.20	\$59.00	\$84.54
Total Adj Factors	\$103,900	\$30,300	\$80,900	\$43,400	\$35,500
Adjusted Sale Price		\$147,100	\$159,200	\$152,300	\$174,700
Comparable Estimate	\$163,500 (\$103.22/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-15	114.02-4-36	114.11-2-1	91.20-2-33	92.17-10-1
Owner	Izydorczak, Eugene W	Hiller, Traci H	Robson, Mark	Ceness, Rachel	Tallman, Danielle M
Address	3780 Broadway St	1221 Borden Rd	1221 Como Park Blvd	148 Northcrest Ave	114 Harris Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	109	110	109
School Code	143001	143007	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	67 x 567	100 x 337	100 x 400	49 x 132	60 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1950 / 0	1959 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	864	738	906	804	823
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 403
SFLA	1080	1089	1585	1194	1234
Att/Det Gar Sqft	440	200	220	280	308
Prior Land	\$26,500				
Prior Total	\$80,000				
Comp Land Estimate	\$33,700	\$41,400	\$41,900	\$17,000	\$15,800
Sale Date		10/31/2019	8/28/2019	5/6/2019	7/3/2019
Sale Price		\$143,000	\$127,000	\$120,000	\$150,000
Time Adj Sale Price		\$145,900	\$130,400	\$124,400	\$154,500
TADJSP/SQFT		\$133.98	\$82.27	\$104.19	\$125.20
Total Adj Factors	\$75,200	\$78,000	\$54,100	\$58,100	\$66,100
Adjusted Sale Price		\$143,100	\$151,500	\$141,500	\$163,600
Comparable Estimate	\$152,200 (\$140.93/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-19	103.17-1-28	114.09-4-28	91.19-7-8	113.55-5-11
Owner	Wolanin, Julian	Izydorczak, Eugene	Lawal, Wasiu	Gagliano, Louie Jr	Jackson, Kathleen M
Address	3782 Broadway St	3821 Broadway St	26 Park St	84 Pinehurst 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	123	123	123	109	120
School Code	143001	143001	143001	143002	143009
Site No.	1	1	1	1	1
Land Size	67 x 593	65 x 530	42 x 150	60 x 73	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1937 / 0	1926 / 0	1925 / 0	1927 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	2.0	1.5
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	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1134	840	1114	808	1070
2nd Sty Area	0	840	396	640	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1470	1680	1510	1448	1520
Att/Det Gar Sqft	480	672	440	572	399
Prior Land	\$26,500				
Prior Total	\$95,000				
Comp Land Estimate	\$33,900	\$32,900	\$18,600	\$14,000	\$13,000
Sale Date		1/28/2019	10/23/2019	8/19/2019	9/30/2019
Sale Price		\$70,000	\$133,500	\$103,500	\$125,600
Time Adj Sale Price		\$73,500	\$136,200	\$106,300	\$128,500
TADJSP/SQFT		\$43.75	\$90.20	\$73.41	\$84.54
Total Adj Factors	\$82,000	\$30,300	\$80,900	\$35,500	\$48,100
Adjusted Sale Price		\$125,200	\$137,300	\$152,800	\$162,400
Comparable Estimate	\$146,600 (\$99.73/SFLA)				\$51,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.13-1-23.1	114.11-2-1	115.05-4-8	113.12-3-7.1	114.06-2-40
Owner	Kester, Diane L	Robson, Mark	Krygier, Andrew	Aronberg, Ricky	Minotti, Deborah A
Address	3800 Broadway St	1221 Como Park Blvd	60 Park Ave	4 Bink St	72 Rowley Holw
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	122	123
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	125 x 244	100 x 400	75 x 112	100 x 172	67 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1955 / 0	1950 / 0	1977 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	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	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	4	4	3
Full/Half Baths	2 / 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 2
1st Sty Area	1479	906	1080	1136	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	564 0
SFLA	2119	1585	1620	1704	2053
Att/Det Gar Sqft	620	220	520	480	576
Prior Land	\$38,400				
Prior Total	\$100,000				
Comp Land Estimate	\$45,900	\$41,900	\$26,700	\$27,000	\$25,700
					\$14,000
Sale Date		8/28/2019	5/3/2018	4/29/2020	11/27/2019
Sale Price		\$127,000	\$202,000	\$148,000	\$188,000
Time Adj Sale Price		\$130,400	\$222,100	\$148,700	\$191,100
TADJSP/SQFT		\$82.27	\$137.10	\$87.27	\$93.08
					\$95.94
Total Adj Factors	\$137,900	\$54,100	\$122,700	\$94,000	\$120,700
Adjusted Sale Price		\$214,200	\$237,300	\$192,600	\$208,300
					\$100,800
Comparable Estimate	\$211,900 (\$100/SFLA)				\$207,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-27	103.17-1-28	114.09-4-28	114.06-4-14	92.14-2-6.211
Owner	3813 Broadway Inc	Izydorczak, Eugene	Lawal, Wasiu	Darnley, David J	Jonas, India S
Address	3817 Broadway St	3821 Broadway St	26 Park St	94 Bellevue Ave	90 Crandon Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	111
School Code	143001	143001	143001	143001	143002
Site No.	1	1	1	1	1
Land Size	57 x 568	65 x 530	42 x 150	60 x 119	82 x 133
Building Style	08 Old style	08 Old style	08 Old style	09 Cottage	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	1830 / 0	1937 / 0	1926 / 0	1863 / 0	1900 / 0
Condition	2 Fair	2 Fair	4 Good	3 Normal	4 Good
Grade/Grade Adj	D Economy	D Economy 90	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.0	1.3
Bedrooms	4	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0
1st Sty Area	896	840	1114	840	1166
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1321	1680	1510	840	1403
Att/Det Gar Sqft		672	440		528
Prior Land	\$22,600				
Prior Total	\$55,000				
Comp Land Estimate	\$30,000	\$32,900	\$18,600	\$23,900	\$18,000
Sale Date		1/28/2019	10/23/2019	3/25/2019	6/24/2019
Sale Price		\$70,000	\$133,500	\$70,300	\$165,000
Time Adj Sale Price		\$73,500	\$136,200	\$73,400	\$170,500
TADJSP/SQFT		\$43.75	\$90.20	\$87.38	\$121.53
Total Adj Factors	\$35,100	\$30,300	\$80,900	\$15,400	\$82,800
Adjusted Sale Price		\$78,300	\$90,400	\$93,100	\$122,800
Comparable Estimate	\$99,300 (\$75.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	
						
143089 103.17-1-28 Izydorczak, Eugene 3821 Broadway St 210 1 Family Res 123 143001 1 65 x 530	143089 103.17-1-28 Izydorczak, Eugene 3821 Broadway St 210 1 Family Res 123 143001 1 65 x 530	143089 114.09-4-28 Lawal, Wasiu 26 Park St 210 1 Family Res 123 143001 1 42 x 150	143089 91.19-7-8 Gagliano, Louie Jr 84 Pinehurst Ave 210 1 Family Res 109 143002 1 60 x 73	143089 114.07-8-8 Schmidt, Adam J 20 Old Stone Rd 210 1 Family Res 123 143001 1 73 x 116	143089 114.11-2-1 Robson, Mark 1221 Como Park Blvd 210 1 Family Res 123 143001 1 100 x 400	
08 Old style 03 Alum/vinyl 1937 / 0 2 Fair D Economy 2 Hot air No 1 / N 2.0 3 1 / 1 3 Partial 0 840 840 0 0 1680 672 \$27,700 \$58,100 \$32,900	08 Old style 03 Alum/vinyl 1937 / 0 2 Fair D Economy 90 2 Hot air No 1 / N 2.0 3 1 / 1 3 Partial 0 840 840 0 0 1680 672 \$32,900	08 Old style 03 Alum/vinyl 1926 / 0 4 Good C Average 100 3 Hot wtr/stm No 0 / N 2.0 3 2 / 0 3 Partial 0 1114 396 0 0 1510 440 \$18,600	08 Old style 01 Wood 1925 / 0 3 Normal D Economy 100 2 Hot air Yes 0 / N 2.0 3 1 / 0 4 Full 0 808 640 0 0 1448 572 \$14,000	01 Ranch 03 Alum/vinyl 1974 / 0 4 Good C Average 110 3 Hot wtr/stm No 1 / N 1.0 3 1 / 1 4 Full 0 1681 0 0 0 1681 462 \$26,700	04 Cape cod 04 Composition 1952 / 0 1 Poor C Average 90 2 Hot air No 0 / N 1.7 3 1 / 0 4 Full 0 906 0 0 0 1585 220 \$41,900	
Sale Date Sale Price Time Adj Sale Price TADJSP/SQFT		1/28/2019 \$70,000 \$73,500 \$43.75	10/23/2019 \$133,500 \$136,200 \$90.20	8/19/2019 \$103,500 \$106,300 \$73.41	1/23/2018 \$220,000 \$247,300 \$147.11	8/28/2019 \$127,000 \$130,400 \$82.27
Total Adj Factors Adjusted Sale Price	\$30,300 \$73,500	\$30,300 \$73,500	\$80,900 \$85,600	\$35,500 \$101,100	\$142,200 \$135,400	\$54,100 \$106,600
Comparable Estimate	\$100,400 (\$59.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.17-1-30	103.17-1-28	114.09-4-28	91.20-7-6	91.20-11-75
Owner	Torgalski, Brendan A	Izydorczak, Eugene	Lawal, Wasiu	Janiszewski, Melissa L	MacNeil, Alicia
Address	3827 Broadway St	3821 Broadway St	26 Park St	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	60 x 502	65 x 530	42 x 150	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1937 / 0	1926 / 0	1923 / 0	1920 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	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
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	820	840	1114	968	880
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1150	1680	1510	1085	1144
Att/Det Gar Sqft	646	672	440	340	480
Prior Land	\$23,900				
Prior Total	\$86,000				
Comp Land Estimate	\$31,200	\$32,900	\$18,600	\$24,000	\$11,000
Sale Date		1/28/2019	10/23/2019	5/21/2018	4/30/2019
Sale Price		\$70,000	\$133,500	\$94,500	\$110,000
Time Adj Sale Price		\$73,500	\$136,200	\$103,900	\$114,400
TADJSP/SQFT		\$43.75	\$90.20	\$95.76	\$100.00
Total Adj Factors	\$69,200	\$30,300	\$80,900	\$54,800	\$46,000
Adjusted Sale Price		\$112,400	\$124,500	\$118,300	\$137,600
Comparable Estimate	\$126,000 (\$109.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-1-8	114.07-9-14	114.12-1-7.112	114.07-10-1	114.07-9-12
Owner	Ellzey Alice	Palermo, Salvatore	Lounsbury, Joseph C	Iannello, Matthew	Pitrelli, Daniel J
Address	3836 Broadway St	399 Rowley Rd	1316 Borden Rd	51 Wyndmoor Ct	29 Center Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 200	80 x 125	110 x 319	106 x 108	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1973 / 0	1954 / 0	1976 / 0	1971 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 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	1358	1314	1040	1029
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 350	0 300
SFLA	1280	1358	1314	1040	1029
Att/Det Gar Sqft	484	504	440	308	380
Prior Land	\$23,100				
Prior Total	\$85,000				
Comp Land Estimate	\$29,600	\$29,400	\$43,600	\$32,100	\$26,400
Sale Date		8/12/2019	8/12/2020	2/27/2020	6/10/2019
Sale Price		\$162,000	\$200,000	\$165,500	\$136,900
Time Adj Sale Price		\$166,300	\$200,000	\$166,900	\$141,500
TADJSP/SQFT		\$122.46	\$152.21	\$160.48	\$137.51
Total Adj Factors	\$95,500	\$96,700	\$107,900	\$87,100	\$73,500
Adjusted Sale Price		\$165,100	\$187,600	\$175,300	\$163,500
Comparable Estimate	\$174,300 (\$136.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-1-7	114.11-2-1	115.05-4-8	113.12-3-7.1	103.05-11-32
Owner	Brenkus, Emma	Robson, Mark	Krygier, Andrew	Aronberg, Ricky	Zimmer, Daniel J
Address	3840 Broadway St	1221 Como Park Blvd	60 Park Ave	4 Bink St	46 Betty Lou Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	122	110
School Code	143001	143001	143007	143001	143002
Site No.	1	1	1	1	1
Land Size	115 x 300	100 x 400	75 x 112	100 x 172	59 x 103
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	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1950 / 0	1962 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	4	4
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	1136	906	1080	1136	977
2nd Sty Area	1136	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1704	1585	1620	1704	1495
Att/Det Gar Sqft		220	520	480	462
Prior Land	\$37,600				
Prior Total	\$140,000				
Comp Land Estimate	\$44,600	\$41,900	\$26,700	\$27,000	\$15,900
Sale Date		8/28/2019	5/3/2018	4/29/2020	1/17/2020
Sale Price		\$127,000	\$202,000	\$148,000	\$140,000
Time Adj Sale Price		\$130,400	\$222,100	\$148,700	\$141,400
TADJSP/SQFT		\$82.27	\$137.10	\$87.27	\$94.58
Total Adj Factors	\$118,000	\$54,100	\$122,700	\$94,000	\$76,900
Adjusted Sale Price		\$194,300	\$217,400	\$172,700	\$182,500
Comparable Estimate	\$196,000 (\$115.02/SFLA)				\$75,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-1-7	114.07-10-1	114.09-3-5	114.07-9-1	114.09-1-11.2
Owner	Brenkus, Emma	Iannello, Matthew	Pitrelli, Daniel J	Nelson, Michael	Cudney, Matthew R
Address	3840 Broadway St	51 Wyndmoor Ct	29 Center Ave	283 Rowley Rd	19 Hawthorne Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1
Land Size	115 x 100	106 x 108	70 x 120	89 x 123	60 x 121
Building Style	14 other	01 Ranch	01 Ranch	05 Colonial	01 Ranch
Exterior Wall	01 Wood	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1976 / 0	1971 / 0	1980 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
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	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	1.0	1.0	2.0	1.0
Bedrooms	1	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1040	1029	638	960
2nd Sty Area	420	0	0	618	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 300	0 250	0 0
SFLA	420	1040	1029	1256	960
Att/Det Gar Sqft		308	380	418	
Prior Land	\$37,600				
Prior Total	\$140,000				
Comp Land Estimate	\$16,100	\$32,100	\$26,400	\$31,100	\$24,100
Sale Date		2/27/2020	6/10/2019	1/31/2020	7/15/2019
Sale Price		\$165,500	\$136,900	\$218,000	\$135,000
Time Adj Sale Price		\$166,900	\$141,500	\$220,200	\$139,100
TADJSP/SQFT		\$160.48	\$137.51	\$175.32	\$144.90
Total Adj Factors	\$13,300	\$87,100	\$73,500	\$95,100	\$76,900
Adjusted Sale Price		\$93,100	\$81,300	\$138,400	\$75,500
Comparable Estimate	\$101,700 (\$242.14/SFLA)				

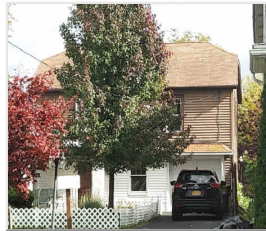
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-1-6	114.07-10-1	114.09-3-5	114.07-9-14	114.12-1-7.112
Owner	Harlach, Gerald C Jr	Iannello, Matthew	Pitrelli, Daniel J	Palermo, Salvatore	Vohwinkel, Mark T
Address	3844 Broadway St	51 Wyndmoor Ct	29 Center Ave	399 Rowley Rd	379 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	103 x 400	106 x 108	70 x 120	80 x 125	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1976 / 0	1971 / 0	1973 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	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	1070	1040	1029	1358	1272
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 350	0 300	0 0	0 605
SFLA	1070	1040	1029	1358	1272
Att/Det Gar Sqft	550	308	380	504	528
Prior Land	\$35,200				
Prior Total	\$82,000				
Comp Land Estimate	\$42,500	\$32,100	\$26,400	\$29,400	\$26,900
Sale Date		2/27/2020	6/10/2019	8/12/2019	7/17/2018
Sale Price		\$165,500	\$136,900	\$162,000	\$185,000
Time Adj Sale Price		\$166,900	\$141,500	\$166,300	\$201,100
TADJSP/SQFT		\$160.48	\$137.51	\$122.46	\$158.10
Total Adj Factors	\$97,400	\$87,100	\$73,500	\$96,700	\$116,700
Adjusted Sale Price		\$177,200	\$165,400	\$167,000	\$181,800
Comparable Estimate	\$176,200 (\$164.67/SFLA)				\$107,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.14-3-1	114.11-2-1	115.05-4-8	113.12-3-7.1	114.06-2-29.11	102.16-4-22
Owner	Brenkus, Raymond F	Robson, Mark	Krygier, Andrew	Aronberg, Ricky	Domenech, Jose C Jr	Kaur, Hardeep
Address	3847 Broadway St	1221 Como Park Blvd	60 Park Ave	4 Bink St	28 Rowley Holw	1 Schlenker 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	123	123	123	122	123	120
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	368 x 450	100 x 400	75 x 112	100 x 172	62 x 357	87 x 94
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1955 / 0	1950 / 0	1977 / 0	1957 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.0	1.7
Bedrooms	3	3	4	4	3	4
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	3 Partial 2	1 Slab/pier 0
1st Sty Area	1328	906	1080	1136	1507	1014
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	474 0	0 0
SFLA	1972	1585	1620	1704	1981	1774
Att/Det Gar Sqft	787	220	520	480		576
Prior Land	\$87,600					
Prior Total	\$151,000					
Comp Land Estimate	\$88,400	\$41,900	\$26,700	\$27,000	\$31,100	\$14,000
Sale Date		8/28/2019	5/3/2018	4/29/2020	4/27/2018	12/3/2019
Sale Price		\$127,000	\$202,000	\$148,000	\$180,000	\$168,000
Time Adj Sale Price		\$130,400	\$222,100	\$148,700	\$199,000	\$170,200
TADJSP/SQFT		\$82.27	\$137.10	\$87.27	\$100.45	\$95.94
Total Adj Factors	\$165,500	\$54,100	\$122,700	\$94,000	\$106,000	\$100,800
Adjusted Sale Price		\$241,800	\$264,900	\$220,200	\$258,500	\$234,900
Comparable Estimate	\$244,100 (\$123.78/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-1-5	115.05-7-5	114.09-5-3.11	114.09-6-1	114.02-4-48
Owner	Winegar, Anne Marie	Corbi, Joseph	Klein, Steven R	Roman, Brendan P	Webb, Russell E
Address	3848 Broadway St	1580 Como Park Blvd	39 Bellevue Ave	55 Center Ave	103 Zoerb Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143007	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	103 x 400	113 x 222	127 x 129	85 x 120	50 x 145
Building Style	01 Ranch	01 Ranch	08 Old style	12 Duplex	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1957 / 0	1934 / 0	1994 / 0	1960 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	2.0	2.0	1.7
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 0	3 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1872	3160	704	1184	1216
2nd Sty Area	0	0	704	1240	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1872	3160	1408	2424	1768
Att/Det Gar Sqft	384	528	400	400	528
Prior Land	\$35,200				
Prior Total	\$140,000				
Comp Land Estimate	\$42,500	\$43,100	\$38,600	\$30,000	\$17,200
Sale Date		9/13/2019	10/2/2019	1/3/2019	6/10/2019
Sale Price		\$220,000	\$125,000	\$235,000	\$169,000
Time Adj Sale Price		\$225,200	\$127,500	\$246,800	\$174,700
TADJSP/SQFT		\$71.27	\$90.55	\$101.82	\$98.81
Total Adj Factors	\$132,600	\$176,800	\$64,900	\$128,100	\$81,900
Adjusted Sale Price		\$181,000	\$195,200	\$251,300	\$225,400
Comparable Estimate	\$224,600 (\$119.98/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-3-2	114.09-4-28	103.17-1-28	92.14-2-6.211	113.55-5-11
Owner	Barrett, Scott A	Lawal, Wasii	Izydorczak, Eugene	Jonas, India S	Jackson, Kathleen M
Address	3867 Broadway St	26 Park St	3821 Broadway St	90 Crandon Blvd	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	123	123	123	111	120
School Code	143001	143001	143001	143002	143009
Site No.	1	1	1	1	1
Land Size	40 x 100	42 x 150	65 x 530	82 x 133	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1908 / 0	1926 / 0	1937 / 0	1900 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.3	1.5
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0
1st Sty Area	776	1114	840	1166	1070
2nd Sty Area	728	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1504	1510	1680	1403	1520
Att/Det Gar Sqft	374	440	672	528	399
Prior Land	\$11,300				
Prior Total	\$68,000				
Comp Land Estimate	\$14,600	\$18,600	\$32,900	\$18,000	\$13,000
Sale Date		10/23/2019	1/28/2019	6/24/2019	9/30/2019
Sale Price		\$133,500	\$70,000	\$165,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$170,500	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$121.53	\$84.54
Total Adj Factors	\$61,000	\$80,900	\$30,300	\$82,800	\$48,100
Adjusted Sale Price		\$116,300	\$104,200	\$148,700	\$141,400
Comparable Estimate	\$128,500 (\$85.44/SFLA)				

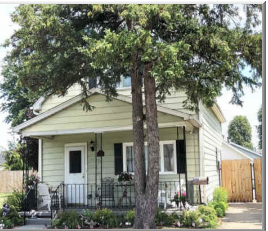
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-3-3	103.17-1-28	114.09-4-28	91.20-7-6	91.18-3-3
Owner	Patti, Renee M	Izydorczak, Eugene	Lawal, Wasiu	Janiszewski, Melissa L	Rivera, Kjuan
Address	3871 Broadway St	3821 Broadway St	26 Park St	211 Evergreen Pl	47 Dellwood Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	107
School Code	143001	143001	143001	143002	143003
Site No.	1	1	1	1	1
Land Size	45 x 100	65 x 530	42 x 150	120 x 121	35 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1937 / 0	1926 / 0	1923 / 0	1932 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 100	C Average 95
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	1.3	1.7
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	934	840	1114	968	620
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	934	1680	1510	1085	975
Att/Det Gar Sqft	240	672	440	340	240
Prior Land	\$12,700				
Prior Total	\$62,000				
Comp Land Estimate	\$16,400	\$32,900	\$18,600	\$24,000	\$9,600
Sale Date		1/28/2019	10/23/2019	5/21/2018	5/31/2019
Sale Price		\$70,000	\$133,500	\$94,500	\$91,000
Time Adj Sale Price		\$73,500	\$136,200	\$103,900	\$94,400
TADJSP/SQFT		\$43.75	\$90.20	\$95.76	\$96.82
Total Adj Factors	\$46,100	\$30,300	\$80,900	\$54,800	\$34,700
Adjusted Sale Price		\$89,300	\$101,400	\$95,200	\$105,800
Comparable Estimate	\$96,900 (\$103.75/SFLA)				

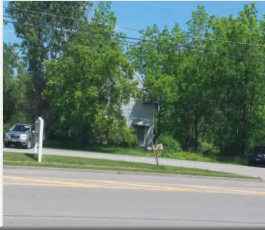
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-2-14.2	103.17-1-28	114.09-4-28	102.54-1-21	113.64-1-8
Owner	PPH-Cheektowaga L.P.	Izydorczak, Eugene	Lawal, Wasiu	Alam, Muhammad Khur	Nati, Kim Marie
Address	3872 Broadway St	3821 Broadway St	26 Park St	39 Wanda Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	105	120
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	.80	65 x 530	42 x 150	60 x 138	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1937 / 0	1926 / 0	1926 / 0	1925 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5
Bedrooms	5	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0
1st Sty Area	1251	840	1114	1068	1060
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1650	1680	1510	1655	1556
Att/Det Gar Sqft	720	672	440	264	572
Prior Land	\$23,200				
Prior Total	\$104,000				
Comp Land Estimate	\$46,400	\$32,900	\$18,600	\$12,000	\$7,200
Sale Date		1/28/2019	10/23/2019	9/1/2020	4/26/2018
Sale Price		\$70,000	\$133,500	\$99,000	\$83,000
Time Adj Sale Price		\$73,500	\$136,200	\$99,000	\$91,800
TADJSP/SQFT		\$43.75	\$90.20	\$59.82	\$59.00
Total Adj Factors	\$97,000	\$30,300	\$80,900	\$24,000	\$43,400
Adjusted Sale Price		\$140,200	\$152,300	\$172,000	\$145,400
Comparable Estimate	\$155,500 (\$94.24/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-2-12	103.17-1-28	114.09-4-28	92.14-2-6.211	91.19-7-8
Owner	Rusiniak, Patricia M	Izydorczak, Eugene	Lawal, Wasiu	Jonas, India S	Gagliano, Louie Jr
Address	3880 Broadway St	3821 Broadway St	26 Park St	90 Crandon Blvd	84 Pinehurst Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	111	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	150 x 313	65 x 530	42 x 150	82 x 133	60 x 73
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1937 / 0	1926 / 0	1900 / 0	1925 / 0
Condition	2 Fair	2 Fair	4 Good	4 Good	3 Normal
Grade/Grade Adj	D Economy	D Economy 90	C Average 100	C Average 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	2.0
Bedrooms	5	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1009	840	1114	1166	808
2nd Sty Area	0	840	396	0	640
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1332	1680	1510	1403	1448
Att/Det Gar Sqft	720	672	440	528	572
Prior Land	\$43,900				
Prior Total	\$68,000				
Comp Land Estimate	\$50,800	\$32,900	\$18,600	\$18,000	\$14,000
Sale Date		1/28/2019	10/23/2019	6/24/2019	8/19/2019
Sale Price		\$70,000	\$133,500	\$165,000	\$103,500
Time Adj Sale Price		\$73,500	\$136,200	\$170,500	\$106,300
TADJSP/SQFT		\$43.75	\$90.20	\$121.53	\$73.41
Total Adj Factors	\$49,100	\$30,300	\$80,900	\$82,800	\$35,500
Adjusted Sale Price		\$92,300	\$104,400	\$136,800	\$119,900
Comparable Estimate	\$110,300 (\$82.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-3-9	114.07-10-1	114.09-3-5	114.07-9-14	114.09-1-11.2
Owner	Izydorczak, Eugene W	Iannello, Matthew	Pitrelli, Daniel J	Palermo, Salvatore	Cudney, Matthew R
Address	3885 Broadway St	51 Wyndmoor Ct	29 Center Ave	399 Rowley Rd	19 Hawthorne Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	40 x 147	106 x 108	70 x 120	80 x 125	60 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 2016	1976 / 0	1971 / 0	1973 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	1	3	2	2	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	1080	1040	1029	1358	960
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 300	0 0	0 0
SFLA	1080	1040	1029	1358	960
Att/Det Gar Sqft	480	308	380	504	528
Prior Land	\$15,900				
Prior Total	\$122,100				
Comp Land Estimate	\$17,600	\$32,100	\$26,400	\$29,400	\$24,100
Sale Date		2/27/2020	6/10/2019	8/12/2019	7/15/2019
Sale Price		\$165,500	\$136,900	\$162,000	\$135,000
Time Adj Sale Price		\$166,900	\$141,500	\$166,300	\$139,100
TADJSP/SQFT		\$160.48	\$137.51	\$122.46	\$144.90
Total Adj Factors	\$82,200	\$87,100	\$73,500	\$96,700	\$116,700
Adjusted Sale Price		\$162,000	\$150,200	\$151,800	\$144,400
Comparable Estimate	\$155,000 (\$143.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-3-10	103.17-1-28	114.09-4-28	91.20-7-6	91.20-11-75
Owner	Izydorczak, Eugene W J	Izydorczak, Eugene	Lawal, Wasiu	Janiszewski, Melissa L	MacNeil, Alicia
Address	3887-3889 Broadway St	3821 Broadway St	26 Park St	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	154 x 140	65 x 530	42 x 150	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1937 / 0	1926 / 0	1923 / 0	1920 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 90	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	1.3	1.5
Bedrooms	2	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1034	840	1114	968	880
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1034	1680	1510	1085	1144
Att/Det Gar Sqft	780	672	440	340	480
Prior Land	\$54,800				
Prior Total	\$113,710				
Comp Land Estimate	\$44,000	\$32,900	\$18,600	\$24,000	\$11,000
Sale Date		1/28/2019	10/23/2019	5/21/2018	4/30/2019
Sale Price		\$70,000	\$133,500	\$94,500	\$110,000
Time Adj Sale Price		\$73,500	\$136,200	\$103,900	\$114,400
TADJSP/SQFT		\$43.75	\$90.20	\$95.76	\$100.00
Total Adj Factors	\$52,300	\$30,300	\$80,900	\$54,800	\$46,000
Adjusted Sale Price		\$95,500	\$107,600	\$101,400	\$120,700
Comparable Estimate	\$107,100 (\$103.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-3-10	103.17-1-28	114.09-4-28	91.19-7-8	113.64-1-8
Owner	Izydorczak, Eugene W J	Izydorczak, Eugene	Lawal, Wasiu	Gagliano, Louie Jr	Nati, Kim Marie
Address	3887-3889 Broadway St	3821 Broadway St	26 Park St	84 Pinehurst Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	120
School Code	143001	143001	143001	143002	143009
Site No.	2	1	1	1	1
Land Size	161 x 100	65 x 530	42 x 150	60 x 73	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1937 / 0	1926 / 0	1925 / 0	1927 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 90	C Average 100	D Economy 100	C Average 100
Heat Type/Central Air	1 No central No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	816	840	1114	808	1060
2nd Sty Area	816	840	396	640	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1632	1680	1510	1448	1556
Att/Det Gar Sqft	512	672	440	572	264
Prior Land	\$54,800				
Prior Total	\$113,710				
Comp Land Estimate	\$18,400	\$32,900	\$18,600	\$14,000	\$7,200
Sale Date		1/28/2019	10/23/2019	8/19/2019	4/26/2018
Sale Price		\$70,000	\$133,500	\$103,500	\$83,000
Time Adj Sale Price		\$73,500	\$136,200	\$106,300	\$91,800
TADJSP/SQFT		\$43.75	\$90.20	\$73.41	\$59.00
Total Adj Factors	\$27,200	\$30,300	\$80,900	\$35,500	\$43,400
Adjusted Sale Price		\$70,400	\$82,500	\$98,000	\$75,600
Comparable Estimate	\$86,800 (\$53.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-2-11	103.17-1-28	114.09-4-28	91.20-7-6	91.20-11-75
Owner	Singh, Harinder	Izydorczak, Eugene	Lawal, Wasiu	Janiszewski, Melissa L	MacNeil, Alicia
Address	3890 Broadway St	3821 Broadway St	26 Park St	211 Evergreen Pl	96 Clover Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	107
School Code	143001	143001	143001	143002	143003
Site No.	1	1	1	1	1
Land Size	108 x 312	65 x 530	42 x 150	120 x 121	31 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1937 / 0	1926 / 0	1923 / 0	1920 / 0
Condition	1 Poor	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 90	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
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	768	840	1114	968	880
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1013	1680	1510	1085	1144
Att/Det Gar Sqft		672	440	340	480
Prior Land	\$35,600				
Prior Total	\$62,000				
Comp Land Estimate	\$43,100	\$32,900	\$18,600	\$24,000	\$11,000
Sale Date		1/28/2019	10/23/2019	5/21/2018	4/30/2019
Sale Price		\$70,000	\$133,500	\$94,500	\$110,000
Time Adj Sale Price		\$73,500	\$136,200	\$103,900	\$114,400
TADJSP/SQFT		\$43.75	\$90.20	\$95.76	\$100.00
Total Adj Factors	\$6,900	\$30,300	\$80,900	\$54,800	\$46,000
Adjusted Sale Price		\$50,100	\$62,200	\$56,000	\$75,300
Comparable Estimate	\$59,400 (\$58.64/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	103.14-2-9	114.07-5-19	114.16-7-36	114.06-2-59	114.11-2-1	114.11-3-10
Owner	Warden, Ronald C	Robson, Timothy M	Ashbery, Andreas C	Tran, Tam T	Robson, Mark	Crooks, David L
Address	3896 Broadway St	1190 Como Park Blvd	86 Brookedge Rd	4 Deer Trl	1221 Como Park Blvd	42 Countryside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	130
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	103 x 346	100 x 135	120 x 189	85 x 126	100 x 400	103 x 219
Building Style	04 Cape cod	05 Colonial	05 Colonial	05 Colonial	04 Cape cod	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1975 / 0	1976 / 0	1978 / 0	1952 / 0	1991 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	1 Poor	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	B Good
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	1 / Y	0 / N	1 / N
Stories	1.7	2.0	2.0	2.0	1.7	2.0
Bedrooms	3	4	3	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2130	1656	1630	1686	906	2037
2nd Sty Area	0	1959	1758	1060	0	1736
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0	0 0
SFLA	3727	3615	3388	2746	1585	3773
Att/Det Gar Sqft	824	600	624	418	220	672
Prior Land	\$34,800					
Prior Total	\$178,000					
Comp Land Estimate	\$42,200	\$34,700	\$43,500	\$30,700	\$41,900	\$49,000
Sale Date		7/29/2019	7/9/2018	5/14/2018	8/28/2019	6/7/2019
Sale Price		\$325,000	\$287,000	\$227,000	\$127,000	\$385,000
Time Adj Sale Price		\$334,800	\$312,000	\$249,600	\$130,400	\$397,900
TADJSP/SQFT		\$92.61	\$92.09	\$90.90	\$82.27	\$105.46
Total Adj Factors	\$204,200	\$229,700	\$224,000	\$163,000	\$54,100	\$325,800
Adjusted Sale Price		\$309,300	\$292,200	\$290,800	\$280,500	\$276,300
Comparable Estimate	\$289,800 (\$77.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	103.14-2-17	114.07-3-20.1	114.02-4-8	114.07-8-8	114.07-9-14
Owner	Shaibi, Yahya Saleh	Hemenway, Charles R	Jezewicz, Kim M	Schmidt, Adam J	Palermo, Salvatore
Address	3905 Broadway St	34 Ely Rd	156 Messer Ave	20 Old Stone Rd	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	155 x 242	100 x 522	100 x 325	73 x 116	80 x 125
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	1958 / 0	1976 / 0	1973 / 0	1974 / 0	1973 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	B Good	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	2
Full/Half Baths	3 / 0	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	3108	2450	1676	1681	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 2868	0 0	0 0	0 0	0 300
SFLA	3108	2450	1676	1681	1358
Att/Det Gar Sqft	400	600	572	462	504
Prior Land	\$44,200				
Prior Total	\$180,000				
Comp Land Estimate	\$50,700	\$42,700	\$41,400	\$26,700	\$29,400
					\$30,100
Sale Date		12/20/2018	1/14/2020	1/23/2018	8/12/2019
Sale Price		\$330,000	\$195,000	\$220,000	\$162,000
Time Adj Sale Price		\$348,700	\$197,000	\$247,300	\$166,300
TADJSP/SQFT		\$142.33	\$117.54	\$147.11	\$122.46
					\$110.77
Total Adj Factors	\$225,000	\$250,100	\$131,200	\$142,200	\$96,700
Adjusted Sale Price		\$323,600	\$290,800	\$330,100	\$294,600
					\$121,000
Comparable Estimate	\$306,500 (\$98.62/SFLA)				\$293,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-17	114.02-4-25	114.16-6-12	114.12-1-26.1	114.06-2-59
Owner	Ziolkowski, Robert	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	Tran, Tam T
Address	4 Brookedge Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	101 x 227	179 x 168	100 x 200	83 x 300	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1984 / 0	1975 / 0	1979 / 0	1978 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	4	4
Full/Half Baths	3 / 1	3 / 0	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1652	1722	1559	1640	1686
2nd Sty Area	1176	648	1123	1109	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 500
SFLA	2828	2670	2682	2749	2746
Att/Det Gar Sqft	484	576	528	400	418
Prior Land	\$33,400				
Prior Total	\$173,000				
Comp Land Estimate	\$40,600	\$50,800	\$39,900	\$37,200	\$30,700
Sale Date		9/30/2019	6/4/2018	10/15/2018	5/14/2018
Sale Price		\$264,800	\$295,000	\$310,000	\$227,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$249,600
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$90.90
Total Adj Factors	\$173,300	\$167,700	\$207,000	\$199,100	\$163,000
Adjusted Sale Price		\$276,600	\$288,800	\$305,500	\$259,900
Comparable Estimate	\$288,100 (\$101.87/SFLA)				\$166,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-18	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Maddalena, John A	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	8 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	89 x 217	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1766	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 231	0 0	0 300	0 0	0 0
SFLA	1766	1676	1708	1456	1681
Att/Det Gar Sqft	460 240	572	529	832	462
Prior Land	\$31,300				
Prior Total	\$182,000				
Comp Land Estimate	\$37,700	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$155,500	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$221,300	\$223,700	\$224,300	\$260,600
Comparable Estimate	\$231,000 (\$130.8/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-8	114.02-4-8	114.02-6-7.1	114.07-3-20.1	114.02-5-11
Owner	Lapi, Joseph	Jezewicz, Kim M	Faraj, Salam M	Hemenway, Charles R	Kadish, Courtney N
Address	11 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	34 Ely Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	70 x 160	100 x 522	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1976 / 0	1976 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	B Good	C Average 90
Heat Type/Central Air	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	1 / N	2 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2140	1676	1708	2450	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	2140	1676	1708	2450	1456
Att/Det Gar Sqft	420	572	529	600	832
Prior Land	\$33,100				
Prior Total	\$165,000				
Comp Land Estimate	\$39,900	\$41,400	\$30,100	\$42,700	\$41,400
Sale Date		1/14/2020	10/10/2018	12/20/2018	5/13/2019
Sale Price		\$195,000	\$177,000	\$330,000	\$165,000
Time Adj Sale Price		\$197,000	\$189,200	\$348,700	\$171,100
TADJSP/SQFT		\$117.54	\$110.77	\$142.33	\$117.51
Total Adj Factors	\$155,300	\$131,200	\$121,000	\$250,100	\$102,300
Adjusted Sale Price		\$221,100	\$223,500	\$253,900	\$224,100
Comparable Estimate	\$236,600 (\$110.56/SFLA)				\$142,200

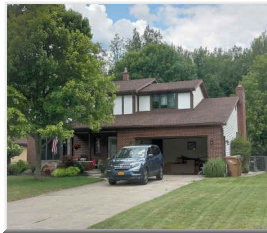
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-19	114.02-4-25	114.07-5-1	114.16-7-7	114.16-6-12
Owner	Marchese, Joseph R III	Strayer, Kaleb	DeGeorge, Bilyana	Skonecki, John M	Konst, Jeremy
Address	12 Brookedge Rd	10 Strasmer Rd	48 Old Stone Rd	11 Beaverbrook Ct	27 Brookedge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	107 x 200	179 x 168	90 x 130	147 x 193	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1984 / 0	1974 / 0	1972 / 0	1975 / 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 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	3
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1148	1722	1143	1146	1559
2nd Sty Area	1320	648	1192	1176	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500
SFLA	2468	2670	2335	2322	2682
Att/Det Gar Sqft	484	576	528	484	528
Prior Land	\$34,400				
Prior Total	\$150,000				
Comp Land Estimate	\$41,400	\$50,800	\$32,100	\$48,000	\$39,900
Sale Date		9/30/2019	8/7/2020	8/2/2019	6/4/2018
Sale Price		\$264,800	\$254,000	\$295,000	\$295,000
Time Adj Sale Price		\$271,000	\$254,000	\$302,900	\$322,500
TADJSP/SQFT		\$101.50	\$108.78	\$130.45	\$120.25
Total Adj Factors	\$168,300	\$167,700	\$142,400	\$166,500	\$207,000
Adjusted Sale Price		\$271,600	\$279,900	\$304,700	\$283,800
Comparable Estimate	\$282,900 (\$114.63/SFLA)				\$111,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-9	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	O'Hearn, Jacob	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	15 Brookedge Rd	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	112 x 109	71 x 122	85 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1973 / 0	1977 / 0	1962 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 639	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / 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	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1777	1680	1626	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	639 0	504 0	706 0	300 0	616 0
SFLA	2416	2184	2332	2023	2268
Att/Det Gar Sqft					
Prior Land	\$33,100				
Prior Total	\$150,000				
Comp Land Estimate	\$39,900	\$41,400	\$33,300	\$26,900	\$31,200
Sale Date		10/12/2018	7/28/2020	9/11/2018	10/24/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$185,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$188,700
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$83.20
Total Adj Factors	\$162,700	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$270,000	\$255,900	\$281,000	\$243,700
Comparable Estimate	\$267,800 (\$110.84/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-20	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Holtz, Mary F	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	16 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	105 x 200	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1932	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1932	1676	1708	1456	1681
Att/Det Gar Sqft	396	572	529	832	462
Prior Land	\$34,000				
Prior Total	\$182,600				
Comp Land Estimate	\$41,000	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$147,300	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$213,100	\$215,500	\$216,100	\$252,400
Comparable Estimate	\$222,800 (\$115.32/SFLA)				\$96,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-6-10	114.02-4-25	114.16-6-12	114.12-1-26.1	114.16-7-36	114.06-2-59
Owner	Kean Benjamin D	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	Ashbery, Andreas C	Tran, Tam T
Address	19 Brookedge Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	86 Brookedge Rd	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 200	179 x 168	100 x 200	83 x 300	120 x 189	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1984 / 0	1975 / 0	1979 / 0	1976 / 0	1978 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	5	3	4	3	4
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1716	1722	1559	1640	1630	1686
2nd Sty Area	1280	648	1123	1109	1758	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 0	0 500
SFLA	2996	2670	2682	2749	3388	2746
Att/Det Gar Sqft	484 288	576	528	400	624	418
Prior Land	\$33,100					
Prior Total	\$234,000					
Comp Land Estimate	\$39,900	\$50,800	\$39,900	\$37,200	\$43,500	\$30,700
Sale Date		9/30/2019	6/4/2018	10/15/2018	7/9/2018	5/14/2018
Sale Price		\$264,800	\$295,000	\$310,000	\$287,000	\$227,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$312,000	\$249,600
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$92.09	\$90.90
Total Adj Factors	\$250,200	\$167,700	\$207,000	\$199,100	\$224,000	\$163,000
Adjusted Sale Price		\$353,500	\$365,700	\$382,400	\$338,200	\$336,800
Comparable Estimate	\$355,300 (\$118.59/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-21	114.16-7-36	114.16-6-12	114.12-1-26.1	114.07-5-19
Owner	Cortese, Daniel D	Ashbery, Andreas C	Konst, Jeremy	Hepp, Christopher	Robson, Timothy M
Address	20 Brookedge Rd	86 Brookedge Rd	27 Brookedge Rd	24 Woodside Ln	1190 Como Park Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	105 x 200	120 x 189	100 x 200	83 x 300	100 x 135
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1976 / 0	1975 / 0	1979 / 0	1975 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	B Good	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1804	1630	1559	1640	1656
2nd Sty Area	1462	1758	1123	1109	1959
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 0
SFLA	3266	3388	2682	2749	3615
Att/Det Gar Sqft	525	624	528	400	600
Prior Land	\$34,000				
Prior Total	\$243,950				
Comp Land Estimate	\$41,000	\$43,500	\$39,900	\$37,200	\$34,700
Sale Date		7/9/2018	6/4/2018	10/15/2018	7/29/2019
Sale Price		\$287,000	\$295,000	\$310,000	\$325,000
Time Adj Sale Price		\$312,000	\$322,500	\$331,300	\$334,800
TADJSP/SQFT		\$92.09	\$120.25	\$120.52	\$92.61
Total Adj Factors	\$289,700	\$224,000	\$207,000	\$199,100	\$229,700
Adjusted Sale Price		\$377,700	\$405,200	\$421,900	\$394,800
Comparable Estimate	\$398,500 (\$122.01/SFLA)				\$167,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-11	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	Brunetto, Roberta L	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	23 Brookedge Rd	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	112 x 109	71 x 122	85 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1977 / 0	1962 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 157	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / 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	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	2132	1680	1626	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	157 0	504 0	706 0	300 0	616 0
SFLA	2289	2184	2332	2023	2268
Att/Det Gar Sqft					
Prior Land	\$33,100				
Prior Total	\$188,000				
Comp Land Estimate	\$39,900	\$41,400	\$33,300	\$26,900	\$31,200
Sale Date		10/12/2018	7/28/2020	9/11/2018	10/24/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$185,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$188,700
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$83.20
Total Adj Factors	\$162,100	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$269,400	\$255,300	\$280,400	\$243,100
Comparable Estimate	\$256,100 (\$111.88/SFLA)				\$120,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-22	114.02-4-25	114.16-6-12	114.12-1-26.1	114.06-2-59	114.16-7-36
Owner	Durham, Mark C	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	Tran, Tam T	Ashbery, Andreas C
Address	24 Brookedge Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	4 Deer Trl	86 Brookedge 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 200	179 x 168	100 x 200	83 x 300	85 x 126	120 x 189
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1976 / 0	1984 / 0	1975 / 0	1979 / 0	1978 / 0	1976 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	4	4	3
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1518	1722	1559	1640	1686	1630
2nd Sty Area	1370	648	1123	1109	1060	1758
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 500	0 0
SFLA	2888	2670	2682	2749	2746	3388
Att/Det Gar Sqft	474	576	528	400	418	624
Prior Land	\$33,100					
Prior Total	\$164,000					
Comp Land Estimate	\$39,900	\$50,800	\$39,900	\$37,200	\$30,700	\$43,500
Sale Date		9/30/2019	6/4/2018	10/15/2018	5/14/2018	7/9/2018
Sale Price		\$264,800	\$295,000	\$310,000	\$227,000	\$287,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$249,600	\$312,000
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$90.90	\$92.09
Total Adj Factors	\$196,500	\$167,700	\$207,000	\$199,100	\$163,000	\$224,000
Adjusted Sale Price		\$299,800	\$312,000	\$328,700	\$283,100	\$284,500
Comparable Estimate	\$301,600 (\$104.43/SFLA)					

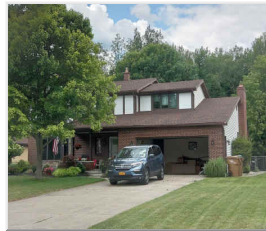


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-6-12	114.16-6-12	114.12-1-26.1	114.02-4-25	114.16-7-7	114.07-9-35
Owner	Konst Jeremy	Konst, Jeremy	Hepp, Christopher	Strayer, Kaleb	Skonecki, John M	Nobles, Alexander J
Address	27 Brookedge Rd	27 Brookedge Rd	24 Woodside Ln	10 Strasmer Rd	11 Beaverbrook Ct	23 Garfield Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 200	100 x 200	83 x 300	179 x 168	147 x 193	69 x 171
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1979 / 0	1984 / 0	1972 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	5	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1559	1559	1640	1722	1146	1090
2nd Sty Area	1123	1123	1109	648	1176	1266
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 506	0 0	0 0	0 0
SFLA	2682	2682	2749	2670	2322	2356
Att/Det Gar Sqft	528	528	400	576	484	399
Prior Land	\$33,100					
Prior Total	\$249,000					
Comp Land Estimate	\$39,900	\$39,900	\$37,200	\$50,800	\$48,000	\$30,400
Sale Date		6/4/2018	10/15/2018	9/30/2019	8/2/2019	4/25/2020
Sale Price		\$295,000	\$310,000	\$264,800	\$295,000	\$275,000
Time Adj Sale Price		\$322,500	\$331,300	\$271,000	\$302,900	\$276,400
TADJSP/SQFT		\$120.25	\$120.52	\$101.50	\$130.45	\$117.32
Total Adj Factors	\$207,000	\$207,000	\$199,100	\$167,700	\$166,500	\$149,700
Adjusted Sale Price		\$322,500	\$339,200	\$310,300	\$343,400	\$333,700
Comparable Estimate	\$329,800 (\$122.97/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-23	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8
Owner	Zavatti, Carlo	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J
Address	28 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 522	100 x 325	70 x 160	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	B Good	B Good	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	2 / N	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 1	2 / 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	2408	2450	1676	1708	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2408	2450	1676	1708	1681
Att/Det Gar Sqft	600	600	572	529	462
Prior Land	\$33,100				
Prior Total	\$210,000				
Comp Land Estimate	\$39,900	\$42,700	\$41,400	\$30,100	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11
Total Adj Factors	\$227,900	\$250,100	\$131,200	\$121,000	\$142,200
Adjusted Sale Price		\$326,500	\$293,700	\$296,100	\$333,000
Comparable Estimate	\$309,200 (\$128.41/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-13	114.02-4-8	114.02-6-7.1	114.07-8-8	114.02-5-11
Owner	Sansone Annette M	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Kadish, Courtney N
Address	31 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	70 x 160	73 x 116	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1974 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1692	1676	1708	1681	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1692	1676	1708	1681	1456
Att/Det Gar Sqft	462	572	529	462	832
Prior Land	\$33,100				
Prior Total	\$170,000				
Comp Land Estimate	\$39,900	\$41,400	\$30,100	\$26,700	\$41,400
Sale Date		1/14/2020	10/10/2018	1/23/2018	5/13/2019
Sale Price		\$195,000	\$177,000	\$220,000	\$165,000
Time Adj Sale Price		\$197,000	\$189,200	\$247,300	\$171,100
TADJSP/SQFT		\$117.54	\$110.77	\$147.11	\$117.51
Total Adj Factors	\$130,200	\$131,200	\$121,000	\$142,200	\$102,300
Adjusted Sale Price		\$196,000	\$198,400	\$235,300	\$199,000
Comparable Estimate	\$205,700 (\$121.57/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-24	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	Zavatti, Augusto	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	32 Brookedge Rd	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	112 x 109	71 x 122	85 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1976 / 0	1977 / 0	1962 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1592	1680	1626	1723	1652
2nd Sty Area	816	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	504 0	706 0	300 0	616 0
SFLA	2408	2184	2332	2023	2268
Att/Det Gar Sqft	528				
Prior Land	\$33,100				
Prior Total	\$196,000				
Comp Land Estimate	\$39,900	\$41,400	\$33,300	\$26,900	\$31,200
Sale Date		10/12/2018	7/28/2020	9/11/2018	10/24/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$185,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$188,700
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$83.20
Total Adj Factors	\$175,200	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$282,500	\$268,400	\$293,500	\$256,200
Comparable Estimate	\$269,200 (\$111.79/SFLA)				\$120,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-14	114.16-7-7	114.16-6-12	114.07-9-35	114.07-5-1
Owner	Bechakas Stella	Skonecki, John M	Konst, Jeremy	Nobles, Alexander J	DeGeorge, Bilyana
Address	35 Brookedge Rd	11 Beaverbrook Ct	27 Brookedge Rd	23 Garfield Ct	48 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 200	147 x 193	100 x 200	69 x 171	90 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1972 / 0	1975 / 0	1974 / 0	1979 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	B Good	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1230	1146	1559	1090	1640
2nd Sty Area	1116	1176	1123	1266	1109
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 506
SFLA	2346	2322	2682	2356	2335
Att/Det Gar Sqft	420 240	484	528	399	528
Prior Land	\$33,100				
Prior Total	\$234,000				
Comp Land Estimate	\$39,900	\$48,000	\$39,900	\$30,400	\$32,100
Sale Date		8/2/2019	6/4/2018	4/25/2020	8/7/2020
Sale Price		\$295,000	\$295,000	\$275,000	\$254,000
Time Adj Sale Price		\$302,900	\$322,500	\$276,400	\$254,000
TADJSP/SQFT		\$130.45	\$120.25	\$117.32	\$108.78
Total Adj Factors	\$199,100	\$166,500	\$207,000	\$149,700	\$199,100
Adjusted Sale Price		\$335,500	\$314,600	\$325,800	\$310,700
Comparable Estimate	\$323,600 (\$137.94/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-25	114.02-4-8	114.02-6-7.1	114.07-8-8	114.02-5-11
Owner	Nguyen, Ryan D	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Kadish, Courtney N
Address	36 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	70 x 160	73 x 116	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1976 / 0	1974 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	2 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1900	1676	1708	1681	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1900	1676	1708	1681	1456
Att/Det Gar Sqft	440	572	529	462	832
Prior Land	\$33,100				
Prior Total	\$190,000				
Comp Land Estimate	\$39,900	\$41,400	\$30,100	\$26,700	\$41,400
Sale Date		1/14/2020	10/10/2018	1/23/2018	5/13/2019
Sale Price		\$195,000	\$177,000	\$220,000	\$165,000
Time Adj Sale Price		\$197,000	\$189,200	\$247,300	\$171,100
TADJSP/SQFT		\$117.54	\$110.77	\$147.11	\$117.51
Total Adj Factors	\$159,900	\$131,200	\$121,000	\$142,200	\$102,300
Adjusted Sale Price		\$225,700	\$228,100	\$265,000	\$228,700
Comparable Estimate	\$235,400 (\$123.89/SFLA)				\$96,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-26	114.07-5-1	114.16-7-7	114.02-4-25	114.07-6-12	114.16-6-12
Owner	Bolognese, Ronald V Jr	DeGeorge, Bilyana	Skonecki, John M	Strayer, Kaleb	Abdulla, Abdulhafed M	Konst, Jeremy
Address	40 Brookedge Rd	48 Old Stone Rd	11 Beaverbrook Ct	10 Strasmer Rd	35 Honorine Dr	27 Brookedge 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	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	135 x 258	90 x 130	147 x 193	179 x 168	80 x 130	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1974 / 0	1972 / 0	1984 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1204	1143	1146	1722	1188	1559
2nd Sty Area	1176	1192	1176	648	960	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 500
SFLA	2380	2335	2322	2670	2148	2682
Att/Det Gar Sqft	572	528	484	576	230	528
Prior Land	\$40,600					
Prior Total	\$200,000					
Comp Land Estimate	\$47,800	\$32,100	\$48,000	\$50,800	\$30,000	\$39,900
Sale Date		8/7/2020	8/2/2019	9/30/2019	12/3/2019	6/4/2018
Sale Price		\$254,000	\$295,000	\$264,800	\$214,900	\$295,000
Time Adj Sale Price		\$254,000	\$302,900	\$271,000	\$217,800	\$322,500
TADJSP/SQFT		\$108.78	\$130.45	\$101.50	\$101.40	\$120.25
Total Adj Factors	\$151,600	\$142,400	\$166,500	\$167,700	\$111,500	\$207,000
Adjusted Sale Price		\$263,200	\$288,000	\$254,900	\$257,900	\$267,100
Comparable Estimate	\$266,200 (\$111.85/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-27	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	Orcutt Daniel J	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	44 Brookedge Rd	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	109 x 200	100 x 325	112 x 109	71 x 122	85 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1972 / 0	1977 / 0	1962 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 340	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1982	1680	1626	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	340 0	504 0	706 0	300 0	616 0
SFLA	2322	2184	2332	2023	2268
Att/Det Gar Sqft					
Prior Land	\$34,700				
Prior Total	\$192,000				
Comp Land Estimate	\$41,900	\$41,400	\$33,300	\$26,900	\$31,200
Sale Date		10/12/2018	7/28/2020	9/11/2018	10/24/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$185,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$188,700
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$83.20
Total Adj Factors	\$152,500	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$259,800	\$245,700	\$270,800	\$233,500
Comparable Estimate	\$246,500 (\$106.16/SFLA)				\$120,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-28	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	Kozuch, Douglas	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	48 Brookedge Rd	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	112 x 109	71 x 122	85 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1962 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	2590	1680	1626	1723	1652
2nd Sty Area	624	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	504 0	706 0	300 0	616 0
SFLA	3214	2184	2332	2023	2268
Att/Det Gar Sqft	648				
Prior Land	\$33,100				
Prior Total	\$240,000				
Comp Land Estimate	\$39,900	\$41,400	\$33,300	\$26,900	\$31,200
Sale Date		10/12/2018	7/28/2020	9/11/2018	10/24/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$185,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$188,700
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$83.20
Total Adj Factors	\$256,900	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$364,200	\$350,100	\$375,200	\$337,900
Comparable Estimate	\$350,900 (\$109.18/SFLA)				\$120,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-29	114.16-7-7	114.07-9-35	114.16-6-12	114.07-5-1
Owner	Knight, Karen	Skonecki, John M	Nobles, Alexander J	Konst, Jeremy	DeGeorge, Bilyana
Address	52 Brookedge Rd	11 Beaverbrook Ct	23 Garfield Ct	27 Brookedge Rd	48 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	147 x 193	69 x 171	100 x 200	90 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1972 / 0	1974 / 0	1975 / 0	1974 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1209	1146	1090	1559	1143
2nd Sty Area	1118	1176	1266	1123	1192
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 0
SFLA	2327	2322	2356	2682	2335
Att/Det Gar Sqft	484	484	399	528	528
Prior Land	\$33,100				
Prior Total	\$224,000				
Comp Land Estimate	\$39,900	\$48,000	\$30,400	\$39,900	\$32,100
Sale Date		8/2/2019	4/25/2020	6/4/2018	8/7/2020
Sale Price		\$295,000	\$275,000	\$295,000	\$254,000
Time Adj Sale Price		\$302,900	\$276,400	\$322,500	\$254,000
TADJSP/SQFT		\$130.45	\$117.32	\$120.25	\$108.78
Total Adj Factors	\$184,400	\$166,500	\$149,700	\$207,000	\$142,400
Adjusted Sale Price		\$320,800	\$311,100	\$299,900	\$296,000
Comparable Estimate	\$308,900 (\$132.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-30	114.02-4-18	114.02-6-22	114.08-3-3	114.06-2-40
Owner	Reese, Richard L	Gawel, Christianne E	Nati, Andrew J	Hanagan, Jack	Minotti, Deborah A
Address	56 Brookedge Rd	208 Messer Ave	40 Cromwell Dr	45 Keicher Rd	72 Rowley Holw
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	71 x 122	112 x 109	67 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1977 / 0	1975 / 0	1962 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1102	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1095	1680	1723	1626	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1102 0	504 0	300 0	706 0	564 0
SFLA	2197	2184	2023	2332	2053
Att/Det Gar Sqft					
Prior Land	\$38,600				
Prior Total	\$196,000				
Comp Land Estimate	\$39,900	\$41,400	\$26,900	\$33,300	\$25,700
Sale Date		10/12/2018	9/11/2018	7/28/2020	11/27/2019
Sale Price		\$227,000	\$222,000	\$230,000	\$188,000
Time Adj Sale Price		\$242,600	\$238,600	\$230,000	\$191,100
TADJSP/SQFT		\$111.08	\$117.94	\$98.63	\$93.08
Total Adj Factors	\$143,400	\$135,300	\$120,300	\$136,800	\$120,700
Adjusted Sale Price		\$250,700	\$261,700	\$236,600	\$213,800
Comparable Estimate	\$243,400 (\$110.79/SFLA)				\$123,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-1	114.16-7-36	114.07-5-19	114.16-6-12	114.12-1-26.1
Owner	Krauze John	Ashbery, Andreas C	Robson, Timothy M	Konst, Jeremy	Hepp, Christopher
Address	59 Brookedge Rd	86 Brookedge Rd	1190 Como Park Blvd	27 Brookedge Rd	24 Woodside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	87 x 190	120 x 189	100 x 135	100 x 200	83 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1975 / 0	1975 / 0	1984 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	5
Full/Half Baths	3 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1840	1630	1656	1559	1722
2nd Sty Area	1616	1758	1959	1123	1109
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 500	0 506
SFLA	3456	3388	3615	2682	2749
Att/Det Gar Sqft	576	624	600	528	400
Prior Land	\$30,200				
Prior Total	\$265,000				
Comp Land Estimate	\$36,400	\$43,500	\$34,700	\$39,900	\$37,200
					\$50,800
Sale Date		7/9/2018	7/29/2019	6/4/2018	10/15/2018
Sale Price		\$287,000	\$325,000	\$295,000	\$310,000
Time Adj Sale Price		\$312,000	\$334,800	\$322,500	\$331,300
TADJSP/SQFT		\$92.09	\$92.61	\$120.25	\$120.52
					\$101.50
Total Adj Factors	\$304,800	\$224,000	\$229,700	\$207,000	\$199,100
Adjusted Sale Price		\$392,800	\$409,900	\$420,300	\$437,000
					\$167,700
Comparable Estimate	\$413,600 (\$119.68/SFLA)				\$408,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-31	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8
Owner	Renkas, Edward J Jr	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J
Address	60 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	118 x 211	100 x 522	100 x 325	70 x 160	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	B Good	B Good	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2369	2450	1676	1708	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2369	2450	1676	1708	1681
Att/Det Gar Sqft	576	600	572	529	462
Prior Land	\$36,800				
Prior Total	\$234,000				
Comp Land Estimate	\$44,000	\$42,700	\$41,400	\$30,100	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11
Total Adj Factors	\$222,300	\$250,100	\$131,200	\$121,000	\$142,200
Adjusted Sale Price		\$320,900	\$288,100	\$290,500	\$327,400
Comparable Estimate	\$303,600 (\$128.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-32	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8
Owner	Robinson Larry	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J
Address	64 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	176 x 264	100 x 522	100 x 325	70 x 160	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 1	2 / 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	3081	2450	1676	1708	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	3081	2450	1676	1708	1681
Att/Det Gar Sqft	825	600	572	529	462
Prior Land	\$48,500				
Prior Total	\$253,000				
Comp Land Estimate	\$54,500	\$42,700	\$41,400	\$30,100	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11
Total Adj Factors	\$236,900	\$250,100	\$131,200	\$121,000	\$142,200
Adjusted Sale Price		\$335,500	\$302,700	\$305,100	\$342,000
Comparable Estimate	\$318,200 (\$103.28/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-2	114.02-4-8	114.02-6-7.1	114.07-8-8	114.02-5-11
Owner	Urbanski, Gertrude E	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Kadish, Courtney N
Address	75 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	70 x 160	73 x 116	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1974 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1776	1676	1708	1681	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1776	1676	1708	1681	1456
Att/Det Gar Sqft	488	572	529	462	832
Prior Land	\$33,100				
Prior Total	\$188,000				
Comp Land Estimate	\$39,900	\$41,400	\$30,100	\$26,700	\$41,400
Sale Date		1/14/2020	10/10/2018	1/23/2018	5/13/2019
Sale Price		\$195,000	\$177,000	\$220,000	\$165,000
Time Adj Sale Price		\$197,000	\$189,200	\$247,300	\$171,100
TADJSP/SQFT		\$117.54	\$110.77	\$147.11	\$117.51
Total Adj Factors	\$173,900	\$131,200	\$121,000	\$142,200	\$102,300
Adjusted Sale Price		\$239,700	\$242,100	\$279,000	\$242,700
Comparable Estimate	\$249,400 (\$140.43/SFLA)				\$96,700 \$243,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-3	114.16-7-36	114.02-4-25	114.16-6-12	114.12-1-26.1
Owner	Daniels Dwight L Sr	Ashbery, Andreas C	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher
Address	79 Brookedge Rd	86 Brookedge Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	120 x 189	179 x 168	100 x 200	83 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1984 / 0	1975 / 0	1978 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	5	3	4
Full/Half Baths	2 / 1	2 / 1	3 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1778	1630	1722	1559	1640
2nd Sty Area	1326	1758	648	1123	1109
Fin Bsmt/Fin Rec Rm	0 952	0 0	0 0	0 500	0 506
SFLA	3104	3388	2670	2682	2749
Att/Det Gar Sqft	504	624	576	528	400
Prior Land	\$33,100				
Prior Total	\$289,000				
Comp Land Estimate	\$39,900	\$43,500	\$50,800	\$39,900	\$37,200
Sale Date		7/9/2018	9/30/2019	6/4/2018	10/15/2018
Sale Price		\$287,000	\$264,800	\$295,000	\$310,000
Time Adj Sale Price		\$312,000	\$271,000	\$322,500	\$331,300
TADJSP/SQFT		\$92.09	\$101.50	\$120.25	\$120.52
Total Adj Factors	\$275,900	\$224,000	\$167,700	\$207,000	\$199,100
Adjusted Sale Price		\$363,900	\$379,200	\$391,400	\$408,100
Comparable Estimate	\$381,000 (\$122.74/SFLA)				\$163,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-35	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8
Owner	Jarczewski, David V	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J
Address	82 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	120 x 200	100 x 522	100 x 325	70 x 160	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	07 Stone	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 2	2 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	3137	2450	1676	1708	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 680	0 0	0 0	0 300	0 0
SFLA	3137	2450	1676	1708	1681
Att/Det Gar Sqft	576	600	572	529	462
Prior Land	\$36,800				
Prior Total	\$235,000				
Comp Land Estimate	\$44,300	\$42,700	\$41,400	\$30,100	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11
Total Adj Factors	\$223,400	\$250,100	\$131,200	\$121,000	\$142,200
Adjusted Sale Price		\$322,000	\$289,200	\$291,600	\$328,500
Comparable Estimate	\$304,700 (\$97.13/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-6-4	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8	114.02-5-11
Owner	Brown, Cullie L	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Kadish, Courtney N
Address	83 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	173 Messer 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	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 200	100 x 522	100 x 325	70 x 160	73 x 116	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	07 Stone	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / N	0 / N	1 / N	1 / 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	3 / 0	2 / 1	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2884	2450	1676	1708	1681	1456
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 900	0 0	0 0	0 300	0 0	0 0
SFLA	2884	2450	1676	1708	1681	1456
Att/Det Gar Sqft	584	600	572	529	462	832
Prior Land	\$33,100					
Prior Total	\$212,500					
Comp Land Estimate	\$39,900	\$42,700	\$41,400	\$30,100	\$26,700	\$41,400
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018	5/13/2019
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000	\$165,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300	\$171,100
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11	\$117.51
Total Adj Factors	\$204,900	\$250,100	\$131,200	\$121,000	\$142,200	\$102,300
Adjusted Sale Price		\$303,500	\$270,700	\$273,100	\$310,000	\$273,700
Comparable Estimate	\$286,200 (\$99.24/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	114.16-7-36	114.16-7-36	114.07-5-19	114.16-6-12	114.12-1-26.1	114.02-4-25
Owner	Ashbery, Andreas C	Ashbery, Andreas C	Robson, Timothy M	Konst, Jeremy	Hepp, Christopher	Strayer, Kaleb
Address	86 Brookedge Rd	86 Brookedge Rd	1190 Como Park Blvd	27 Brookedge Rd	24 Woodside Ln	10 Strasmer 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	123	123	123	123	123	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	120 x 189	120 x 189	100 x 135	100 x 200	83 x 300	179 x 168
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1975 / 0	1975 / 0	1979 / 0	1984 / 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 110	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4	5
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1630	1630	1656	1559	1640	1722
2nd Sty Area	1758	1758	1959	1123	1109	648
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 506	0 0
SFLA	3388	3388	3615	2682	2749	2670
Att/Det Gar Sqft	624	624	600	528	400	576
Prior Land	\$36,100					
Prior Total	\$240,700					
Comp Land Estimate	\$43,500	\$43,500	\$34,700	\$39,900	\$37,200	\$50,800
Sale Date		7/9/2018	7/29/2019	6/4/2018	10/15/2018	9/30/2019
Sale Price		\$287,000	\$325,000	\$295,000	\$310,000	\$264,800
Time Adj Sale Price		\$312,000	\$334,800	\$322,500	\$331,300	\$271,000
TADJSP/SQFT		\$92.09	\$92.61	\$120.25	\$120.52	\$101.50
Total Adj Factors	\$224,000	\$224,000	\$229,700	\$207,000	\$199,100	\$167,700
Adjusted Sale Price		\$312,000	\$329,100	\$339,500	\$356,200	\$327,300
Comparable Estimate	\$332,800 (\$98.23/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-5	114.07-5-1	114.16-7-7	114.02-4-25	114.07-6-12
Owner	Taberski, David J	DeGeorge, Bilyana	Skonecki, John M	Strayer, Kaleb	Abdulla, Abdulhafed M
Address	87 Brookedge Rd	48 Old Stone Rd	11 Beaverbrook Ct	10 Strasmer Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 200	90 x 130	147 x 193	179 x 168	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1974 / 0	1972 / 0	1984 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	B Good	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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1316	1143	1146	1722	1188
2nd Sty Area	1014	1192	1176	648	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250
SFLA	2330	2335	2322	2670	2148
Att/Det Gar Sqft	462	528	484	576	230
Prior Land	\$33,100				
Prior Total	\$230,000				
Comp Land Estimate	\$39,900	\$32,100	\$48,000	\$50,800	\$30,000
Sale Date		8/7/2020	8/2/2019	9/30/2019	12/3/2019
Sale Price		\$254,000	\$295,000	\$264,800	\$214,900
Time Adj Sale Price		\$254,000	\$302,900	\$271,000	\$217,800
TADJSP/SQFT		\$108.78	\$130.45	\$101.50	\$101.40
Total Adj Factors	\$197,300	\$142,400	\$166,500	\$167,700	\$111,500
Adjusted Sale Price		\$308,900	\$333,700	\$300,600	\$303,600
Comparable Estimate	\$311,900 (\$133.86/SFLA)				\$207,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-6-6	114.02-4-8	114.02-6-7.1	114.07-3-20.1	114.07-8-8
Owner	Prior, James	Jezewicz, Kim M	Faraj, Salam M	Hemenway, Charles R	Schmidt, Adam J
Address	91 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	34 Ely Rd	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 200	100 x 325	70 x 160	100 x 522	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1976 / 0	1976 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	B Good	C Average 90
Heat Type/Central Air	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	1 / N	2 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2147	1676	1708	2450	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	2147	1676	1708	2450	1681
Att/Det Gar Sqft	462	572	529	600	462
Prior Land	\$33,100				
Prior Total	\$195,000				
Comp Land Estimate	\$39,900	\$41,400	\$30,100	\$42,700	\$26,700
Sale Date		1/14/2020	10/10/2018	12/20/2018	1/23/2018
Sale Price		\$195,000	\$177,000	\$330,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$348,700	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$142.33	\$147.11
Total Adj Factors	\$156,300	\$131,200	\$121,000	\$250,100	\$142,200
Adjusted Sale Price		\$222,100	\$224,500	\$254,900	\$261,400
Comparable Estimate	\$237,600 (\$110.67/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-6-7	114.07-3-20.1	114.07-8-8	114.02-4-8	114.02-6-7.1	114.07-9-12
Owner	Jay, Gregory J	Hemenway, Charles R	Schmidt, Adam J	Jezewicz, Kim M	Faraj, Salam M	Vohwinkel, Mark T
Address	95 Brookedge Rd	34 Ely Rd	20 Old Stone Rd	156 Messer Ave	16 Cromwell Dr	379 Rowley 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	123	123	123	123	123	123
School Code	143007	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	87 x 190	100 x 522	73 x 116	100 x 325	70 x 160	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1976 / 0	1974 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	B Good	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	2 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 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	2266	2450	1681	1676	1708	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 300	0 605
SFLA	2266	2450	1681	1676	1708	1272
Att/Det Gar Sqft	674	600	462	572	529	528
Prior Land	\$30,200					
Prior Total	\$228,250					
Comp Land Estimate	\$36,400	\$42,700	\$26,700	\$41,400	\$30,100	\$26,900
Sale Date		12/20/2018	1/23/2018	1/14/2020	10/10/2018	7/17/2018
Sale Price		\$330,000	\$220,000	\$195,000	\$177,000	\$185,000
Time Adj Sale Price		\$348,700	\$247,300	\$197,000	\$189,200	\$201,100
TADJSP/SQFT		\$142.33	\$147.11	\$117.54	\$110.77	\$158.10
Total Adj Factors	\$182,700	\$250,100	\$142,200	\$131,200	\$121,000	\$116,700
Adjusted Sale Price		\$281,300	\$287,800	\$248,500	\$250,900	\$267,100
Comparable Estimate	\$267,100 (\$117.87/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-38	114.02-4-8	114.02-6-7.1	114.07-3-20.1	114.02-5-11	114.07-8-8
Owner	Korhummel, Ross J Sr	Jezewicz, Kim M	Faraj, Salam M	Hemenway, Charles R	Kadish, Courtney N	Schmidt, Adam J
Address	98 Brookedge Rd	156 Messer Ave	16 Cromwell Dr	34 Ely Rd	173 Messer Ave	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	88 x 203	100 x 325	70 x 160	100 x 522	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1973 / 0	1976 / 0	1976 / 0	1955 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	B Good	C Average 100	C Average 100	B Good	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	2 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	2032	1676	1708	2450	1456	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 0
SFLA	2032	1676	1708	2450	1456	1681
Att/Det Gar Sqft	693	572	529	600	832	462
Prior Land	\$30,600					
Prior Total	\$218,000					
Comp Land Estimate	\$37,300	\$41,400	\$30,100	\$42,700	\$41,400	\$26,700
Sale Date		1/14/2020	10/10/2018	12/20/2018	5/13/2019	1/23/2018
Sale Price		\$195,000	\$177,000	\$330,000	\$165,000	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$348,700	\$171,100	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$142.33	\$117.51	\$147.11
Total Adj Factors	\$193,900	\$131,200	\$121,000	\$250,100	\$102,300	\$142,200
Adjusted Sale Price		\$259,700	\$262,100	\$292,500	\$262,700	\$299,000
Comparable Estimate	\$275,200 (\$135.43/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-7-39	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Jezierski Richard D &	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	102 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	138 x 208	100 x 522	100 x 325	70 x 160	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1976 / 0	1973 / 0	1976 / 0	1955 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	B Good	B Good	C Average 100	C Average 100	C Average 90	C Average 110
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	2 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	2257	2450	1676	1708	1456	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	2257	2450	1676	1708	1456	1681
Att/Det Gar Sqft	600	600	572	529	832	462
Prior Land	\$40,200					
Prior Total	\$215,000					
Comp Land Estimate	\$47,300	\$42,700	\$41,400	\$30,100	\$41,400	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	5/13/2019	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$165,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$171,100	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$117.51	\$147.11
Total Adj Factors	\$242,300	\$250,100	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$340,900	\$308,100	\$310,500	\$311,100	\$347,400
Comparable Estimate	\$323,600 (\$143.38/SFLA)					

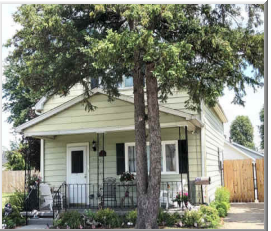
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-40	114.02-6-22	114.02-4-18	114.02-8-35	114.07-9-5
Owner	Ciepiela, Robert S	Nati, Andrew J	Gawel, Christianne E	Sumpter, Brandon	Shields, Kathleen A
Address	106 Brookedge Rd	40 Cromwell Dr	208 Messer Ave	43 Irondale Dr	311 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	103 x 205	71 x 122	100 x 325	70 x 130	70 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1975 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good 278	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1707	1723	1680	1836	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	278 0	300 0	504 0	0 0	484 0
SFLA	1985	2023	2184	1836	1960
Att/Det Gar Sqft					
Prior Land	\$33,500				
Prior Total	\$195,000				
Comp Land Estimate	\$40,600	\$26,900	\$41,400	\$27,500	\$26,900
Sale Date		9/11/2018	10/12/2018	9/5/2019	6/4/2020
Sale Price		\$222,000	\$227,000	\$235,000	\$233,500
Time Adj Sale Price		\$238,600	\$242,600	\$240,500	\$233,900
TADJSP/SQFT		\$117.94	\$111.08	\$130.99	\$119.34
Total Adj Factors	\$166,900	\$120,300	\$135,300	\$114,900	\$123,300
Adjusted Sale Price		\$285,200	\$274,200	\$292,500	\$277,500
Comparable Estimate	\$283,200 (\$142.67/SFLA)				\$110,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-41	114.16-7-36	114.07-5-19	114.12-1-26.1	114.02-4-25
Owner	Tran, Ly Mai	Ashbery, Andreas C	Robson, Timothy M	Hepp, Christopher	Konst, Jeremy
Address	110 Brookedge Rd	86 Brookedge Rd	1190 Como Park Blvd	24 Woodside Ln	27 Brookedge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 205	120 x 189	100 x 135	83 x 300	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1976 / 0	1975 / 0	1979 / 0	1975 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3
Full/Half Baths	4 / 0	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	2655	1630	1656	1640	1559
2nd Sty Area	2015	1758	1959	1109	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 500
SFLA	4024	3388	3615	2749	2682
Att/Det Gar Sqft	702	624	600	400	528
Prior Land	\$33,100				
Prior Total	\$286,350				
Comp Land Estimate	\$40,000	\$43,500	\$34,700	\$37,200	\$39,900
Sale Date		7/9/2018	7/29/2019	10/15/2018	6/4/2018
Sale Price		\$287,000	\$325,000	\$310,000	\$295,000
Time Adj Sale Price		\$312,000	\$334,800	\$331,300	\$322,500
TADJSP/SQFT		\$92.09	\$92.61	\$120.52	\$120.25
Total Adj Factors	\$292,600	\$224,000	\$229,700	\$199,100	\$207,000
Adjusted Sale Price		\$380,600	\$397,700	\$424,800	\$408,100
Comparable Estimate	\$401,400 (\$99.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-7-42	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.02-5-11
Owner	Serafini, Michael	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N
Address	114 Brookedge Rd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	133 x 205	100 x 522	100 x 325	70 x 160	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1976 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	B Good	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2689	2450	1676	1708	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2689	2450	1676	1708	1456
Att/Det Gar Sqft	736	600	572	529	832
Prior Land	\$39,200				
Prior Total	\$235,000				
Comp Land Estimate	\$46,400	\$42,700	\$41,400	\$30,100	\$41,400
					\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	5/13/2019
Sale Price		\$330,000	\$195,000	\$177,000	\$165,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$171,100
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$117.51
					\$147.11
Total Adj Factors	\$247,600	\$250,100	\$131,200	\$121,000	\$102,300
Adjusted Sale Price		\$346,200	\$313,400	\$315,800	\$316,400
					\$142,200
Comparable Estimate	\$328,900	(\$122.31/SFLA)			\$352,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-12	114.02-4-36	114.11-2-1	113.12-1-42	113.48-5-17
Owner	Olszewski, Joseph G	Hiller, Traci H	Robson, Mark	Paolini, Michael P	Carrillo, Fausto E
Address	12 Center Ave	1221 Borden Rd	1221 Como Park Blvd	7 Bink St	141 Standard Pkwy
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	122	120
School Code	143001	143007	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 121	100 x 337	100 x 400	75 x 142	50 x 102
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1950 / 0	1952 / 0	1960 / 0	1956 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	708	738	906	1020	780
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 520
SFLA	1212	1089	1585	1530	1170
Att/Det Gar Sqft	484	200	220	624	352
Prior Land	\$18,500				
Prior Total	\$87,000				
Comp Land Estimate	\$24,100	\$41,400	\$41,900	\$21,900	\$11,000
Sale Date		10/31/2019	8/28/2019	7/23/2018	9/11/2019
Sale Price		\$143,000	\$127,000	\$143,500	\$125,300
Time Adj Sale Price		\$145,900	\$130,400	\$156,000	\$128,200
TADJSP/SQFT		\$133.98	\$82.27	\$101.96	\$109.57
Total Adj Factors	\$78,700	\$78,000	\$54,100	\$89,200	\$48,800
Adjusted Sale Price		\$146,600	\$155,000	\$145,500	\$158,100
Comparable Estimate	\$149,500 (\$123.35/SFLA)				\$102,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-9.1	114.09-4-28	103.17-1-28	114.09-3-5	91.20-7-6
Owner	Faskel, Roger A	Lawal, Wasiu	Izydorczak, Eugene	Pitrelli, Daniel J	Janiszewski, Melissa L
Address	20 Center Ave	26 Park St	3821 Broadway St	29 Center Ave	211 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	120 x 121	42 x 150	65 x 530	70 x 120	120 x 121
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	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	1922 / 0	1926 / 0	1937 / 0	1971 / 0	1923 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.0	1.3
Bedrooms	3	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	884	1114	840	1029	968
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1199	1510	1680	1029	1085
Att/Det Gar Sqft	528	440	672	380	340
Prior Land	\$37,300				
Prior Total	\$75,000				
Comp Land Estimate	\$36,400	\$18,600	\$32,900	\$26,400	\$24,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76
Total Adj Factors	\$61,900	\$80,900	\$30,300	\$73,500	\$54,800
Adjusted Sale Price		\$117,200	\$105,100	\$129,900	\$111,000
Comparable Estimate	\$118,700 (\$99/SFLA)				\$46,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-6	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Rusiniak, Ruth M	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	25 Center Ave	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 120	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1414	1114	840	1060	1070
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1547	1510	1680	1556	1520
Att/Det Gar Sqft	864	440	672	264	399
Prior Land	\$18,500				
Prior Total	\$90,000				
Comp Land Estimate	\$24,000	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$77,900	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$133,200	\$121,100	\$126,300	\$158,300
Comparable Estimate	\$136,300 (\$88.11/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-5	114.09-3-5	114.07-10-1	114.09-1-11.2	114.07-9-12
Owner	Pitrelli, Daniel J	Pitrelli, Daniel J	Iannello, Matthew	Cudney, Matthew R	Palermo, Salvatore
Address	29 Center Ave	29 Center Ave	51 Wyndmoor Ct	19 Hawthorne Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 120	70 x 120	106 x 108	60 x 121	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1971 / 0	1976 / 0	1989 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1029	1029	1040	960	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 350	0 0	0 0
SFLA	1029	1029	1040	960	1358
Att/Det Gar Sqft	380	380	308		504
Prior Land	\$21,800				
Prior Total	\$100,000				
Comp Land Estimate	\$26,400	\$26,400	\$32,100	\$24,100	\$29,400
Sale Date		6/10/2019	2/27/2020	7/15/2019	8/12/2019
Sale Price		\$136,900	\$165,500	\$135,000	\$162,000
Time Adj Sale Price		\$141,500	\$166,900	\$139,100	\$166,300
TADJSP/SQFT		\$137.51	\$160.48	\$144.90	\$122.46
Total Adj Factors	\$73,500	\$73,500	\$87,100	\$76,900	\$96,700
Adjusted Sale Price		\$141,500	\$153,300	\$135,700	\$143,100
Comparable Estimate	\$146,300 (\$142.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-8	114.09-4-28	103.17-1-28	113.55-10-10.1	113.63-4-17
Owner	Gallo, Salvatore	Lawal, Wasiu	Izydorczak, Eugene	Brice, Tiona-Meche	Maple Leaf Capital Corp
Address	30 Center Ave	26 Park St	3821 Broadway St	27 Peoria Ave	164 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 121	42 x 150	65 x 530	90 x 108	68 x 122
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1945 / 0	1950 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	1.5
Bedrooms	2	3	3	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1999	1114	840	1008	1248
2nd Sty Area	0	396	840	1008	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280
SFLA	1999	1510	1680	2016	1998
Att/Det Gar Sqft		440	672	528	484
Prior Land	\$18,500				
Prior Total	\$63,000				
Comp Land Estimate	\$24,100	\$18,600	\$32,900	\$16,000	\$14,000
Sale Date		10/23/2019	1/28/2019	12/17/2018	2/15/2018
Sale Price		\$133,500	\$70,000	\$110,000	\$105,000
Time Adj Sale Price		\$136,200	\$73,500	\$116,200	\$117,400
TADJSP/SQFT		\$90.20	\$43.75	\$57.64	\$58.76
Total Adj Factors	\$83,800	\$80,900	\$30,300	\$69,500	\$89,300
Adjusted Sale Price		\$139,100	\$127,000	\$130,500	\$111,900
Comparable Estimate	\$128,100 (\$64.08/SFLA)				\$43,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-4	114.09-3-5	114.07-10-1	114.09-1-11.2	114.07-9-12
Owner	Otminski , Estelle	Pitrelli, Daniel J	Iannello, Matthew	Cudney, Matthew R	Palermo, Salvatore
Address	35 Center Ave	29 Center Ave	51 Wyndmoor Ct	19 Hawthorne Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	80 x 120	70 x 120	106 x 108	60 x 121	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1971 / 0	1976 / 0	1989 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
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	1184	1029	1040	960	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 0	0 0
SFLA	1184	1029	1040	960	1358
Att/Det Gar Sqft	480	380	308	504	504
Prior Land	\$24,000				
Prior Total	\$128,000				
Comp Land Estimate	\$28,800	\$26,400	\$32,100	\$24,100	\$29,400
Sale Date		6/10/2019	2/27/2020	7/15/2019	8/12/2019
Sale Price		\$136,900	\$165,500	\$135,000	\$162,000
Time Adj Sale Price		\$141,500	\$166,900	\$139,100	\$166,300
TADJSP/SQFT		\$137.51	\$160.48	\$144.90	\$122.46
Total Adj Factors	\$95,800	\$73,500	\$87,100	\$76,900	\$96,700
Adjusted Sale Price		\$163,800	\$175,600	\$158,000	\$165,400
Comparable Estimate	\$168,600 (\$142.4/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-7	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Gruchy, Keith G	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	38 Center Ave	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	150 x 121	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1915 / 0	1926 / 0	1937 / 0	1925 / 0	1926 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	3 Partial 0
1st Sty Area	932	1114	840	1060	1068
2nd Sty Area	660	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1592	1510	1680	1556	1655
Att/Det Gar Sqft	360	440	672	264	399
Prior Land	\$34,800				
Prior Total	\$102,000				
Comp Land Estimate	\$40,400	\$18,600	\$32,900	\$7,200	\$12,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$87,400	\$80,900	\$30,300	\$43,400	\$24,000
Adjusted Sale Price		\$142,700	\$130,600	\$135,800	\$167,800
Comparable Estimate	\$147,900 (\$92.9/SFLA)				

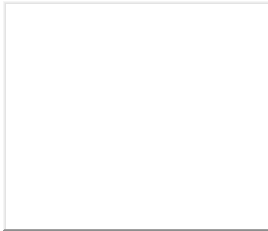
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-5	114.11-2-1	113.12-1-42	115.05-4-8	114.13-2-61
Owner	Seguin, Hollie	Robson, Mark	Paolini, Michael P	Krygier, Andrew	Spencer, Joelle D
Address	39 Center Ave	1221 Como Park Blvd	7 Bink St	60 Park Ave	20 Elmleaf Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	122	123	124
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 400	75 x 142	75 x 112	67 x 120
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	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1952 / 0	1960 / 0	1955 / 0	2001 / 0
Condition	3 Normal	1 Poor	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 110
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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	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	1000	906	1020	1080	1076
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 330	0 0
SFLA	1500	1585	1530	1620	1619
Att/Det Gar Sqft		220	624	520	504
Prior Land	\$18,500				
Prior Total	\$130,600				
Comp Land Estimate	\$24,000	\$41,900	\$21,900	\$26,700	\$27,600
Sale Date		8/28/2019	7/23/2018	5/3/2018	7/16/2018
Sale Price		\$127,000	\$143,500	\$202,000	\$210,000
Time Adj Sale Price		\$130,400	\$156,000	\$222,100	\$228,300
TADJSP/SQFT		\$82.27	\$101.96	\$137.10	\$141.01
Total Adj Factors	\$90,900	\$54,100	\$89,200	\$122,700	\$158,500
Adjusted Sale Price		\$167,200	\$157,700	\$190,300	\$160,700
Comparable Estimate	\$164,300 (\$109.53/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-4	114.09-3-5	114.09-1-11.2	114.07-10-1	114.07-9-12
Owner	Oddo, Michelle L	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Vohwinkel, Mark T
Address	43 Center Ave	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	70 x 120	60 x 121	106 x 108	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1971 / 0	1989 / 0	1976 / 0	1974 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1029	960	1040	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 605
SFLA	984	1029	960	1040	1358
Att/Det Gar Sqft	420	380		308	504
Prior Land	\$18,500				
Prior Total	\$112,000				
Comp Land Estimate	\$24,000	\$26,400	\$24,100	\$32,100	\$29,400
Sale Date		6/10/2019	7/15/2019	2/27/2020	8/12/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$162,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$166,300
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$122.46
Total Adj Factors	\$77,900	\$73,500	\$76,900	\$87,100	\$96,700
Adjusted Sale Price		\$145,900	\$140,100	\$157,700	\$147,500
Comparable Estimate	\$150,700 (\$153.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-6	113.08-1-13	113.12-1-35	113.08-3-8	114.09-5-3.11
Owner	Siuda, Richard D	Singh, Sujan	Bulera, Joshua	Donius, Michael P	Klein, Steven R
Address	46 Center Ave	22 Wells Ave	36 Marie Ave	25 Wells Ave	39 Bellevue Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	122	122	123	110
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 121	55 x 120	50 x 114	50 x 120	127 x 129
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1966 / 0	1968 / 0	1966 / 0	1934 / 0
Condition	3 Normal	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.7	1.7	2.0
Bedrooms	6	6	5	4	4
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	3 Partial 0	4 Full 0
1st Sty Area	1136	936	936	1128	704
2nd Sty Area	0	0	0	0	704
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 468	0 0
SFLA	1586	1638	1638	1783	1408
Att/Det Gar Sqft	500	440		440	400
Prior Land	\$18,500				
Prior Total	\$72,000				
Comp Land Estimate	\$24,100	\$17,800	\$16,000	\$16,400	\$38,600
Sale Date		2/11/2019	11/21/2019	12/7/2018	10/2/2019
Sale Price		\$144,000	\$146,500	\$145,000	\$125,000
Time Adj Sale Price		\$150,800	\$149,000	\$153,200	\$127,500
TADJSP/SQFT		\$92.06	\$90.96	\$85.92	\$90.55
Total Adj Factors	\$90,700	\$82,800	\$72,500	\$84,800	\$64,900
Adjusted Sale Price		\$158,700	\$167,200	\$159,100	\$153,300
Comparable Estimate	\$164,100 (\$103.47/SFLA)				\$80,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-3	114.09-3-5	114.09-1-11.2	114.07-10-1	114.07-9-12
Owner	Sinka Edward G	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Vohwinkel, Mark T
Address	47 Center Ave	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	70 x 120	60 x 121	106 x 108	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1971 / 0	1989 / 0	1976 / 0	1974 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1029	960	1040	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 605
SFLA	984	1029	960	1040	1358
Att/Det Gar Sqft	400	380		308	504
Prior Land	\$18,500				
Prior Total	\$108,000				
Comp Land Estimate	\$24,000	\$26,400	\$24,100	\$32,100	\$29,400
Sale Date		6/10/2019	7/15/2019	2/27/2020	8/12/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$162,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$166,300
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$122.46
Total Adj Factors	\$77,600	\$73,500	\$76,900	\$87,100	\$96,700
Adjusted Sale Price		\$145,600	\$139,800	\$157,400	\$147,200
Comparable Estimate	\$150,400 (\$152.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-5	114.11-2-1	114.02-4-36	113.12-1-42	114.09-3-5
Owner	Schenk, Kevin G	Robson, Mark	Hiller, Traci H	Paolini, Michael P	Pitrelli, Daniel J
Address	50 Center Ave	1221 Como Park Blvd	1221 Borden Rd	7 Bink St	29 Center Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	122	123
School Code	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	120 x 121	100 x 400	100 x 337	75 x 142	70 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1952 / 0	1950 / 0	1960 / 0	1971 / 0
Condition	3 Normal	1 Poor	4 Good	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 No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	3	4	2
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	875	906	738	1020	1029
2nd Sty Area	420	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 300
SFLA	1295	1585	1089	1530	1029
Att/Det Gar Sqft	400	220	200	624	380
Prior Land	\$30,200				
Prior Total	\$125,000				
Comp Land Estimate	\$36,400	\$41,900	\$41,400	\$21,900	\$26,400
Sale Date		8/28/2019	10/31/2019	7/23/2018	6/10/2019
Sale Price		\$127,000	\$143,000	\$143,500	\$136,900
Time Adj Sale Price		\$130,400	\$145,900	\$156,000	\$141,500
TADJSP/SQFT		\$82.27	\$133.98	\$101.96	\$137.51
Total Adj Factors	\$93,900	\$54,100	\$78,000	\$89,200	\$73,500
Adjusted Sale Price		\$170,200	\$161,800	\$160,700	\$161,900
Comparable Estimate	\$169,600 (\$130.97/SFLA)				\$122,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-2	114.17-7-16	114.17-8-35	114.17-7-3	125.06-14-19
Owner	O'Sullivan, Sharon L	Lysiak, Christie J	Lepovich, Bradley C	Saez, Elizabeth	Partridge, Timothy
Address	51 Center Ave	38 Butternut Rd	5 Rushford Ln	9 Ashleaf Dr	46 Lille Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	124	124	124	125
School Code	143001	143001	143001	143001	146801
Site No.	1	1	1	1	1
Land Size	65 x 120	55 x 164	60 x 120	62 x 192	50 x 174
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1987 / 0	1986 / 0	1986 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 815	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	2 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1401	1108	1220	1182	1257
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	815 0	1040 0	624 0	624 0	900 0
SFLA	2216	2148	1844	1806	2157
Att/Det Gar Sqft	300	576			
Prior Land	\$20,200				
Prior Total	\$144,000				
Comp Land Estimate	\$25,200	\$27,600	\$25,500	\$31,400	\$20,300
Sale Date		7/18/2019	5/25/2018	6/13/2018	3/22/2018
Sale Price		\$189,900	\$185,000	\$182,500	\$150,000
Time Adj Sale Price		\$195,600	\$203,400	\$199,500	\$166,800
TADJSP/SQFT		\$91.06	\$110.30	\$110.47	\$77.33
Total Adj Factors	\$116,200	\$144,900	\$124,400	\$129,400	\$97,200
Adjusted Sale Price		\$166,900	\$195,200	\$186,300	\$185,800
Comparable Estimate	\$182,500 (\$82.36/SFLA)				\$127,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-1	114.09-6-1	114.02-4-48	113.50-5-5	113.12-1-26
Owner	Roman, Brendan P	Roman, Brendan P	Hawthorne-Greer, Keris	Al Mamun, Abdullah	Bell, Anthony M
Address	55 Center Ave	55 Center Ave	1339 Borden Rd	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	123	123	123	122	122
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	85 x 120	85 x 120	75 x 181	50 x 105	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	02 Brick	02 Brick
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1988 / 0	1965 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	6	6
Full/Half Baths	2 / 0	2 / 0	3 / 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	1184	1184	1149	1218	1144
2nd Sty Area	1240	1240	1134	1218	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2424	2424	2283	2436	2288
Att/Det Gar Sqft	400	400		400	462
Prior Land	\$24,700				
Prior Total	\$156,000				
Comp Land Estimate	\$30,000	\$30,000	\$32,600	\$15,300	\$15,900
Sale Date		1/3/2019	7/19/2018	9/29/2020	12/27/2019
Sale Price		\$235,000	\$250,000	\$216,000	\$185,000
Time Adj Sale Price		\$246,800	\$271,800	\$216,000	\$187,500
TADJSP/SQFT		\$101.82	\$119.05	\$88.67	\$81.95
Total Adj Factors	\$128,100	\$128,100	\$134,300	\$102,200	\$98,600
Adjusted Sale Price		\$246,800	\$265,600	\$241,900	\$217,000
Comparable Estimate	\$238,000 (\$98.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-3	114.07-6-12	114.07-9-3	114.07-5-1	114.07-8-11
Owner	Green, Versel	Abdulla, Abdulhafed M	Louie, Landon C	DeGeorge, Bilyana	Trumble, Brett
Address	60 Center Ave	35 Honorine Dr	295 Rowley Rd	48 Old Stone Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 113	80 x 130	77 x 125	90 x 130	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1993 / 0	1975 / 0	1975 / 0	1974 / 0	1977 / 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 Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	4	4	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1280	1188	994	1143	884
2nd Sty Area	877	960	986	1192	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 300	0 0	0 0
SFLA	2157	2148	1980	2335	1950
Att/Det Gar Sqft	525	230	380	528	286
Prior Land	\$18,400				
Prior Total	\$167,000				
Comp Land Estimate	\$23,600	\$30,000	\$28,600	\$32,100	\$28,300
Sale Date		12/3/2019	8/6/2020	8/7/2020	3/2/2018
Sale Price		\$214,900	\$230,000	\$254,000	\$206,000
Time Adj Sale Price		\$217,800	\$230,000	\$254,000	\$229,000
TADJSP/SQFT		\$101.40	\$116.16	\$108.78	\$117.44
Total Adj Factors	\$118,300	\$111,500	\$124,200	\$142,400	\$110,800
Adjusted Sale Price		\$224,600	\$224,100	\$229,900	\$236,500
Comparable Estimate	\$230,800 (\$107/SFLA)				\$121,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.05-1-19	114.09-5-3.11	113.08-2-10.1	114.18-5-6.1	125.11-7-2
Owner	Kurek, Adam	Klein, Steven R	Dolce, Jason R	Hawkins, Theodore	Dybalski, Robert J Jr
Address	66 Center Ave	39 Bellevue Ave	160 Como Park Blvd	849 Losson Rd	1033 French Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	124	127
School Code	143001	143001	143001	143001	146801
Site No.	1	1	1	1	1
Land Size	30 x 121	127 x 129	80 x 110	100 x 203	100 x 215
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1874 / 0	1934 / 0	1890 / 0	1890 / 0	1853 / 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	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.3
Bedrooms	4	4	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	824	704	1302	1040	1560
2nd Sty Area	824	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1648	1408	2604	1690	1707
Att/Det Gar Sqft	440	400	672		
Prior Land	\$9,400				
Prior Total	\$68,000				
Comp Land Estimate	\$12,000	\$38,600	\$27,600	\$42,100	\$32,900
Sale Date		10/2/2019	10/19/2020	7/29/2019	1/23/2020
Sale Price		\$125,000	\$160,050	\$179,900	\$159,000
Time Adj Sale Price		\$127,500	\$160,100	\$185,300	\$160,600
TADJSP/SQFT		\$90.55	\$61.48	\$109.64	\$94.08
Total Adj Factors	\$67,100	\$64,900	\$95,400	\$107,500	\$80,000
Adjusted Sale Price		\$129,700	\$131,800	\$144,900	\$147,700
Comparable Estimate	\$143,900 (\$87.32/SFLA)				\$59,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.05-1-18	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Capodicasa Louis & W	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	68 Center Ave	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	30 x 121	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1887 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	2 Fair	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	812	1114	840	1060	1070
2nd Sty Area	756	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1568	1510	1680	1556	1520
Att/Det Gar Sqft	500	440	672	264	399
Prior Land	\$9,400				
Prior Total	\$58,000				
Comp Land Estimate	\$12,000	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$44,700	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$100,000	\$87,900	\$93,100	\$125,100
Comparable Estimate	\$103,100 (\$65.75/SFLA)				

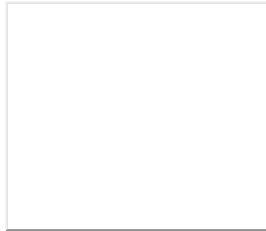
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.05-1-13.1	114.09-4-28	103.17-1-28	91.20-7-6	114.09-3-5
Owner	Ausman, Irving III	Lawal, Wasiu	Izydorczak, Eugene	Janiszewski, Melissa L	Pitrelli, Daniel J
Address	130 Center Ave	26 Park St	3821 Broadway St	211 Evergreen Pl	29 Center Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	123
School Code	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1
Land Size	60 x 121	42 x 150	65 x 530	120 x 121	70 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1926 / 0	1937 / 0	1923 / 0	1971 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	1.0
Bedrooms	2	3	3	4	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	800	1114	840	968	1029
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1100	1510	1680	1085	1029
Att/Det Gar Sqft	440	440	672	340	380
Prior Land	\$18,700				
Prior Total	\$85,000				
Comp Land Estimate	\$24,100	\$18,600	\$32,900	\$24,000	\$26,400
Sale Date		10/23/2019	1/28/2019	5/21/2018	6/10/2019
Sale Price		\$133,500	\$70,000	\$94,500	\$136,900
Time Adj Sale Price		\$136,200	\$73,500	\$103,900	\$141,500
TADJSP/SQFT		\$90.20	\$43.75	\$95.76	\$137.51
Total Adj Factors	\$62,200	\$80,900	\$30,300	\$54,800	\$73,500
Adjusted Sale Price		\$117,500	\$105,400	\$111,300	\$130,200
Comparable Estimate	\$119,000 (\$108.18/SFLA)				\$46,000 \$130,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.05-1-13.1	114.06-4-14	114.09-3-5	114.09-1-11.2	114.07-10-1	114.09-4-28
Owner	Ausman, Irving III	Darnley, David J	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Lawal, Wasii
Address	130 Center Ave	94 Bellevue Ave	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	26 Park St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1	1
Land Size		60 x 119	70 x 120	60 x 121	106 x 108	42 x 150
Building Style	09 Cottage	09 Cottage	01 Ranch	01 Ranch	01 Ranch	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1863 / 0	1971 / 0	1989 / 0	1976 / 0	1926 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	D Economy 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm 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	2.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	570	840	1029	960	1040	1114
2nd Sty Area	0	0	0	0	0	396
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 350	0 0
SFLA	570	840	1029	960	1040	1510
Att/Det Gar Sqft			380		308	440
Prior Land	\$18,700					
Prior Total	\$85,000					
Comp Land Estimate	\$0	\$23,900	\$26,400	\$24,100	\$32,100	\$18,600
Sale Date		3/25/2019	6/10/2019	7/15/2019	2/27/2020	10/23/2019
Sale Price		\$70,300	\$136,900	\$135,000	\$165,500	\$133,500
Time Adj Sale Price		\$73,400	\$141,500	\$139,100	\$166,900	\$136,200
TADJSP/SQFT		\$87.38	\$137.51	\$144.90	\$160.48	\$90.20
Total Adj Factors	\$4,300	\$15,400	\$73,500	\$76,900	\$87,100	\$80,900
Adjusted Sale Price		\$62,300	\$72,300	\$66,500	\$84,100	\$59,600
Comparable Estimate	\$69,000 (\$121.05/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-2	114.09-4-28	103.17-1-28	113.55-5-11	113.64-1-8
Owner	Lai, Thao	Lawal, Wasiu	Izydorczak, Eugene	Jackson, Kathleen M	Nati, Kim Marie
Address	105 Como Park Blvd	26 Park St	3821 Broadway St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	35 x 164	42 x 150	65 x 530	63 x 108	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1926 / 0	1937 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	880	1114	840	1070	912
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1230	1510	1680	1520	1556
Att/Det Gar Sqft	361	440	672	399	264
Prior Land	\$12,400				
Prior Total	\$66,000				
Comp Land Estimate	\$16,100	\$18,600	\$32,900	\$13,000	\$7,200
Sale Date		10/23/2019	1/28/2019	9/30/2019	4/26/2018
Sale Price		\$133,500	\$70,000	\$125,600	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$59.00
Total Adj Factors	\$47,800	\$80,900	\$30,300	\$48,100	\$43,400
Adjusted Sale Price		\$103,100	\$91,000	\$128,200	\$96,200
Comparable Estimate	\$112,500 (\$91.46/SFLA)				\$26,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-3	113.56-6-2	114.02-4-36	113.48-5-16	113.63-2-17
Owner	Galuski 2013 Family Tru	Dutkiewicz, Katie	Hiller, Traci H	Hickman, Robert H	Duengfelder, Amy L
Address	109 Como Park Blvd	125 Columbus Ave	1221 Borden Rd	137 Standard Pkwy	168 Bright St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	120	123	120	120
School Code	143001	143009	143007	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 164	51 x 80	100 x 337	50 x 102	50 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1950 / 0	1955 / 0	1956 / 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 No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	961	752	738	750	660
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 375	0 320
SFLA	961	977	1089	1125	990
Att/Det Gar Sqft	546	280	200	336	352
Prior Land	\$21,500				
Prior Total	\$90,000				
Comp Land Estimate	\$27,600	\$10,000	\$41,400	\$11,000	\$12,000
					\$14,000
Sale Date		9/13/2018	10/31/2019	9/28/2018	12/30/2019
Sale Price		\$101,000	\$143,000	\$107,500	\$112,000
Time Adj Sale Price		\$108,600	\$145,900	\$115,600	\$113,500
TADJSP/SQFT		\$111.16	\$133.98	\$102.76	\$114.65
					\$129.56
Total Adj Factors	\$68,300	\$40,800	\$78,000	\$47,100	\$46,500
Adjusted Sale Price		\$136,100	\$136,200	\$136,800	\$135,300
					\$50,100
Comparable Estimate	\$140,700 (\$146.41/SFLA)				\$158,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-5	114.02-4-36	113.56-6-2	113.06-2-10	113.71-4-10
Owner	Holmes, Aaron L	Hiller, Traci H	Dutkiewicz, Katie	Phillips, Jeffrey J	Nichols, Timothy Russe
Address	131 Como Park Blvd	1221 Borden Rd	125 Columbus Ave	24 Wallace Ave	64 Wallace Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	120	120	120
School Code	143001	143007	143009	143009	143009
Site No.	1	1	1	1	1
Land Size	45 x 163	100 x 337	51 x 80	51 x 110	50 x 110
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1949 / 0	1950 / 0	1950 / 0	1957 / 0	1949 / 0
Condition	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	2	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	738	752	832	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	720	1089	977	832	840
Att/Det Gar Sqft	352	200	280	300	352
Prior Land	\$16,000				
Prior Total	\$70,550				
Comp Land Estimate	\$20,600	\$41,400	\$10,000	\$12,000	\$14,000
Sale Date		10/31/2019	9/13/2018	1/14/2019	12/6/2019
Sale Price		\$143,000	\$101,000	\$99,000	\$94,900
Time Adj Sale Price		\$145,900	\$108,600	\$104,000	\$96,200
TADJSP/SQFT		\$133.98	\$111.16	\$125.00	\$115.63
Total Adj Factors	\$31,000	\$78,000	\$40,800	\$38,200	\$38,300
Adjusted Sale Price		\$98,900	\$98,800	\$96,800	\$88,900
Comparable Estimate	\$98,700 (\$137.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-6	113.12-1-42	113.12-3-7.1	102.12-6-4	115.05-4-8
Owner	Taleb, Zubair	Paolini, Michael P	Robson, Mark	Loughran, Travis	Krygier, Andrew
Address	135 Como Park Blvd	7 Bink St	1221 Como Park Blvd	4 Bink St	35 Zoerb Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	122	123	110	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	45 x 163	75 x 142	100 x 400	100 x 172	60 x 147
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1960 / 0	1952 / 0	1950 / 0	1957 / 0
Condition	3 Normal	3 Normal	1 Poor	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110
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	1.7	1.5	1.7	1.5	1.7
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	703	1020	906	1136	840
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 330
SFLA	1446	1530	1585	1704	1470
Att/Det Gar Sqft	288	624	220	480	440
Prior Land	\$16,000				
Prior Total	\$106,000				
Comp Land Estimate	\$20,600	\$21,900	\$41,900	\$27,000	\$19,200
Sale Date		7/23/2018	8/28/2019	4/29/2020	3/14/2019
Sale Price		\$143,500	\$127,000	\$148,000	\$163,000
Time Adj Sale Price		\$156,000	\$130,400	\$148,700	\$170,100
TADJSP/SQFT		\$101.96	\$82.27	\$87.27	\$115.71
Total Adj Factors	\$82,700	\$89,200	\$54,100	\$94,000	\$75,200
Adjusted Sale Price		\$149,500	\$159,000	\$137,400	\$177,600
Comparable Estimate	\$161,100 (\$111.41/SFLA)				



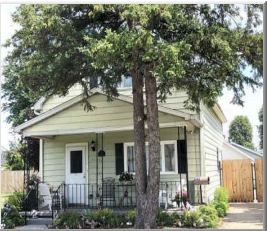
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-2-7	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11	113.61-5-15
Owner	Bryant Patrick J	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M	Marone, Thomas
Address	137 Como Park Blvd	26 Park St	3821 Broadway St	72 Henry St	97 Girard Ave	118 Hedley St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	60 x 163	42 x 150	65 x 530	30 x 109	63 x 108	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1905 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0	1903 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1152	1114	840	1060	1070	1240
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1662	1510	1680	1556	1520	1840
Att/Det Gar Sqft	192	440	672	264	399	528
Prior Land	\$21,500					
Prior Total	\$84,000					
Comp Land Estimate	\$27,500	\$18,600	\$32,900	\$7,200	\$13,000	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019	4/10/2018
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600	\$115,000
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500	\$127,100
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54	\$69.08
Total Adj Factors	\$75,100	\$80,900	\$30,300	\$43,400	\$48,100	\$60,000
Adjusted Sale Price		\$130,400	\$118,300	\$123,500	\$155,500	\$142,200
Comparable Estimate	\$134,000 (\$80.63/SFLA)					

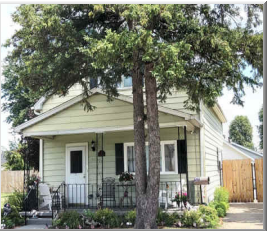
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-8	114.09-3-5	114.09-1-11.2	114.07-10-1	115.05-6-8
Owner	Pfeiffer, Thomas R	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Antonio, Kari A
Address	145 Como Park Blvd	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	5162 Transit Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	30 x 163	70 x 120	60 x 121	106 x 108	40 x 214
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1950 / 0	1971 / 0	1989 / 0	1976 / 0	1942 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	600	1029	960	1040	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 0
SFLA	600	1029	960	1040	940
Att/Det Gar Sqft		380		308	405
Prior Land	\$10,600				
Prior Total	\$45,000				
Comp Land Estimate	\$13,800	\$26,400	\$24,100	\$32,100	\$19,600
Sale Date		6/10/2019	7/15/2019	2/27/2020	4/26/2019
Sale Price		\$136,900	\$135,000	\$165,500	\$135,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$140,400
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$149.36
Total Adj Factors	\$30,400	\$73,500	\$76,900	\$87,100	\$68,500
Adjusted Sale Price		\$98,400	\$92,600	\$110,200	\$102,300
Comparable Estimate	\$105,200 (\$175.33/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS Print Key Owner Address Property Class Neighborhood School Code Site No. Land Size	143089 113.12-2-9 Reis, Robert S 147 Como Park Blvd 210 1 Family Res 123 143001 1 30 x 100	143089 114.09-3-5 Pitrelli, Daniel J 29 Center Ave 210 1 Family Res 123 143001 1 70 x 120	143089 124.30-3-10 Toledo, Rafael 2464 Clinton St 210 1 Family Res 122 143009 1 39 x 130	143089 114.09-1-11.2 Cudney, Matthew R 19 Hawthorne Ave 210 1 Family Res 123 143001 1 60 x 121	143089 114.07-10-1 Iannello, Matthew 51 Wyndmoor Ct 210 1 Family Res 123 143001 1 106 x 108
Building Style Exterior Wall Year Built/Eff Yr Built Condition Grade/Grade Adj Heat Type/Central Air Fireplace/Ingrd Pool Stories Bedrooms Full/Half Baths Bsmt Type/Bsmt GarCap 1st Sty Area 2nd Sty Area Fin Bsmt/Fin Rec Rm SFLA Att/Det Gar Sqft Prior Land Prior Total Comp Land Estimate	13 Bungalow 03 Alum/vinyl 1949 / 0 3 Normal D Economy 2 Hot air No 0 / N 1.0 2 1 / 0 2 Crawl 0 600 0 0 0 600 990 \$8,500 \$43,000 \$10,900	01 Ranch 03 Alum/vinyl 1971 / 0 3 Normal C Average 90 2 Hot air Yes 0 / N 1.0 2 1 / 0 4 Full 0 1029 0 0 300 1029 380 \$26,400	13 Bungalow 03 Alum/vinyl 1948 / 0 3 Normal C Average 90 2 Hot air Yes 0 / N 2.0 2 1 / 0 4 Full 2 912 912 0 0 912 \$13,800	01 Ranch 03 Alum/vinyl 1989 / 0 4 Good C Average 100 2 Hot air Yes 0 / N 1.0 3 1 / 1 4 Full 0 960 0 0 0 960 \$24,100	01 Ranch 04 Composition 1976 / 0 3 Normal C Average 100 2 Hot air Yes 1 / N 1.0 3 1 / 1 4 Full 0 1040 0 0 350 1040 308 \$32,100
Sale Date Sale Price Time Adj Sale Price TADJSP/SQFT		6/10/2019 \$136,900 \$141,500 \$137.51	7/10/2020 \$85,000 \$85,000 \$93.20	7/15/2019 \$135,000 \$139,100 \$144.90	2/27/2020 \$165,500 \$166,900 \$160.48
Total Adj Factors Adjusted Sale Price	\$19,400 \$87,400	\$73,500 \$87,400	\$41,900 \$62,500	\$76,900 \$81,600	\$87,100 \$99,200
Comparable Estimate	\$88,700 (\$147.83/SFLA)				\$8,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.12-2-11	114.09-4-28	103.17-1-28	113.61-5-15	113.55-10-10.1	113.08-2-10.1
Owner	Fallacaro, Michael J	Lawal, Wasii	Izydorczak, Eugene	Marone, Thomas	Brice, Tiona-Meche	Dolce, Jason R
Address	153 Como Park Blvd	26 Park St	3821 Broadway St	118 Hedley St	27 Peoria Ave	160 Como Park Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	120	123
School Code	143001	143001	143001	143009	143009	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 120	42 x 150	65 x 530	60 x 120	90 x 108	80 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1880 / 0	1926 / 0	1937 / 0	1903 / 0	1945 / 0	1890 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0	2.0
Bedrooms	2	3	3	2	4	5
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1197	1114	840	1240	1008	1302
2nd Sty Area	706	396	840	0	1008	1302
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2257	1510	1680	1840	2016	2604
Att/Det Gar Sqft		440	672	528	528	672
Prior Land	\$10,800					
Prior Total	\$91,000					
Comp Land Estimate	\$14,000	\$18,600	\$32,900	\$13,000	\$16,000	\$27,600
Sale Date		10/23/2019	1/28/2019	4/10/2018	12/17/2018	10/19/2020
Sale Price		\$133,500	\$70,000	\$115,000	\$110,000	\$160,050
Time Adj Sale Price		\$136,200	\$73,500	\$127,100	\$116,200	\$160,100
TADJSP/SQFT		\$90.20	\$43.75	\$69.08	\$57.64	\$61.48
Total Adj Factors	\$81,600	\$80,900	\$30,300	\$60,000	\$69,500	\$95,400
Adjusted Sale Price		\$136,900	\$124,800	\$148,700	\$128,300	\$146,300
Comparable Estimate	\$137,000 (\$60.7/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.08-2-8	114.09-4-28	103.17-1-28	113.55-5-11	102.37-4-21
Owner	Soda, Jeanine	Lawal, Wasii	Izydorczak, Eugene	Jackson, Kathleen M	Babingwa, Watimbwa C
Address	154 Como Park Blvd	26 Park St	3821 Broadway St	97 Girard Ave	236 Straley Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	105
School Code	143001	143001	143001	143009	143002
Site No.	1	1	1	1	1
Land Size	55 x 125	42 x 150	65 x 530	63 x 108	120 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1926 / 0	1937 / 0	1927 / 0	1923 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.3
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	980	1114	840	1070	968
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1160	1510	1680	1520	1085
Att/Det Gar Sqft	576	440	672	399	340
Prior Land	\$17,400				
Prior Total	\$76,000				
Comp Land Estimate	\$22,400	\$18,600	\$32,900	\$13,000	\$24,000
Sale Date		10/23/2019	1/28/2019	9/30/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$125,600	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$95.76
Total Adj Factors	\$61,100	\$80,900	\$30,300	\$48,100	\$54,800
Adjusted Sale Price		\$116,400	\$104,300	\$141,500	\$110,200
Comparable Estimate	\$125,900 (\$108.53/SFLA)				\$26,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-14	114.09-4-28	103.17-1-28	113.55-5-11	113.64-1-8
Owner	Martens, Thomas	Lawal, Wasii	Izydorczak, Eugene	Jackson, Kathleen M	Nati, Kim Marie
Address	157 Como Park Blvd	26 Park St	3821 Broadway St	97 Girard Ave	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	71 x 120	42 x 150	65 x 530	63 x 108	30 x 130
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1926 / 0	1937 / 0	1927 / 0	1925 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	1 No central No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.5
Bedrooms	2	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1249	1114	840	1070	1060
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1249	1510	1680	1520	1556
Att/Det Gar Sqft		440	672	399	264
Prior Land	\$21,900				
Prior Total	\$72,000				
Comp Land Estimate	\$26,600	\$18,600	\$32,900	\$13,000	\$7,200
Sale Date		10/23/2019	1/28/2019	9/30/2019	4/26/2018
Sale Price		\$133,500	\$70,000	\$125,600	\$83,000
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$91,800
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$59.00
Total Adj Factors	\$59,700	\$80,900	\$30,300	\$48,100	\$26,900
Adjusted Sale Price		\$115,000	\$102,900	\$140,100	\$155,900
Comparable Estimate	\$124,400 (\$99.6/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	113.08-2-9	103.17-1-28	114.09-4-28	113.55-10-10.1	113.61-5-15	113.63-4-17
Owner	Verhoeven, Lloyd	Izydorczak, Eugene	Lawal, Wasiu	Brice, Tiona-Meche	Marone, Thomas	Maple Leaf Capital Corp
Address	158 Como Park Blvd	3821 Broadway St	26 Park St	27 Peoria Ave	118 Hedley St	164 Helen St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	30 x 110	65 x 530	42 x 150	90 x 108	60 x 120	68 x 122
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1937 / 0	1926 / 0	1945 / 0	1903 / 0	1950 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.5	1.5
Bedrooms	4	3	3	4	2	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	978	840	1114	1008	1240	1248
2nd Sty Area	978	840	396	1008	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 280
SFLA	1956	1680	1510	2016	1840	1998
Att/Det Gar Sqft		672	440	528	528	484
Prior Land	\$10,400					
Prior Total	\$46,750					
Comp Land Estimate	\$11,500	\$32,900	\$18,600	\$16,000	\$13,000	\$14,000
Sale Date		1/28/2019	10/23/2019	12/17/2018	4/10/2018	2/15/2018
Sale Price		\$70,000	\$133,500	\$110,000	\$115,000	\$105,000
Time Adj Sale Price		\$73,500	\$136,200	\$116,200	\$127,100	\$117,400
TADJSP/SQFT		\$43.75	\$90.20	\$57.64	\$69.08	\$58.76
Total Adj Factors	\$10,900	\$30,300	\$80,900	\$69,500	\$60,000	\$89,300
Adjusted Sale Price		\$54,100	\$66,200	\$57,600	\$78,000	\$39,000
Comparable Estimate	\$59,000 (\$30.16/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.08-2-10.1	113.08-2-10.1	113.55-9-13	114.09-5-3.11	113.54-5-1.1	113.64-2-8
Owner	Dolce, Jason R	Dolce, Jason R	Crone, Scott E	Klein, Steven R	Bahuga, Nabyo Joseph	Prible, Stacey Lin
Address	160 Como Park Blvd	160 Como Park Blvd	35 Wabash Ave	39 Bellevue Ave	92 Mansion Ave	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	120	123	120	120
School Code	143001	143001	143009	143001	143009	143009
Site No.	1	1	1	1	1	1
Land Size	80 x 110	80 x 110	40 x 108	127 x 129	72 x 107	90 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1890 / 0	1920 / 0	1934 / 0	1911 / 0	1907 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	1 No central 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	1.5	1.7
Bedrooms	5	5	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1302	1302	1440	704	1430	1535
2nd Sty Area	1302	1302	1080	704	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2604	2604	2520	1408	2145	1993
Att/Det Gar Sqft	672	672	440	400	744	342
Prior Land	\$22,900					
Prior Total	\$75,000					
Comp Land Estimate	\$27,600	\$27,600	\$10,000	\$38,600	\$14,000	\$16,000
Sale Date		10/19/2020	12/30/2019	10/2/2019	3/1/2018	11/8/2019
Sale Price		\$160,050	\$134,999	\$125,000	\$168,000	\$155,000
Time Adj Sale Price		\$160,100	\$136,800	\$127,500	\$186,800	\$157,600
TADJSP/SQFT		\$61.48	\$54.29	\$90.55	\$87.09	\$79.08
Total Adj Factors	\$95,400	\$95,400	\$76,800	\$64,900	\$64,200	\$59,400
Adjusted Sale Price		\$160,100	\$155,400	\$158,000	\$218,000	\$193,600
Comparable Estimate	\$177,000 (\$67.97/SFLA)					

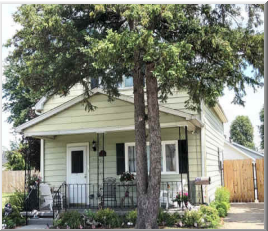
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.12-2-15	114.09-3-5	114.07-8-8	114.02-4-8	114.07-9-14
Owner	Haynie, Berry	Pitrelli, Daniel J	Schmidt, Adam J	Jezewicz, Kim M	Palermo, Salvatore
Address	165 Como Park Blvd	29 Center Ave	20 Old Stone Rd	156 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	91 x 120	70 x 120	73 x 116	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1971 / 0	1974 / 0	1973 / 0	1973 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2
Full/Half Baths	1 / 1	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	1780	1029	1681	1676	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1780	1029	1681	1676	1358
Att/Det Gar Sqft	604	380	462	572	504
Prior Land	\$25,600				
Prior Total	\$145,000				
Comp Land Estimate	\$31,100	\$26,400	\$26,700	\$41,400	\$29,400
Sale Date		6/10/2019	1/23/2018	1/14/2020	8/12/2019
Sale Price		\$136,900	\$220,000	\$195,000	\$162,000
Time Adj Sale Price		\$141,500	\$247,300	\$197,000	\$166,300
TADJSP/SQFT		\$137.51	\$147.11	\$117.54	\$122.46
Total Adj Factors	\$116,500	\$73,500	\$142,200	\$131,200	\$96,700
Adjusted Sale Price		\$184,500	\$221,600	\$182,300	\$186,100
Comparable Estimate	\$191,800 (\$107.75/SFLA)				

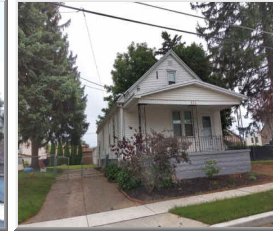


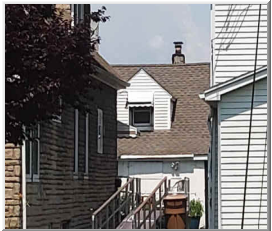
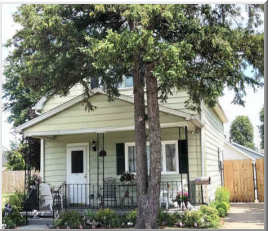
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.08-2-12	114.09-4-28	103.17-1-28	114.09-3-5	91.18-3-3	91.20-7-6
Owner	Piasecki, Jean	Lawal, Wasii	Izydorczak, Eugene	Pitrelli, Daniel J	Rivera, Kjuan	Janiszewski, Melissa L
Address	168 Como Park Blvd	26 Park St	3821 Broadway St	29 Center Ave	47 Dellwood Pl	211 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	107	109
School Code	143001	143001	143001	143001	143003	143002
Site No.	1	1	1	1	1	1
Land Size	60 x 110	42 x 150	65 x 530	70 x 120	35 x 120	120 x 121
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1926 / 0	1937 / 0	1971 / 0	1932 / 0	1923 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 95	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	1.0	1.7	1.3
Bedrooms	2	3	3	2	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	1114	840	1029	620	968
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 0
SFLA	792	1510	1680	1029	975	1085
Att/Det Gar Sqft		280	440	672	380	340
Prior Land	\$17,900					
Prior Total	\$60,000					
Comp Land Estimate	\$23,000	\$18,600	\$32,900	\$26,400	\$9,600	\$24,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/31/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$136,900	\$91,000	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$94,400	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$96.82	\$95.76
Total Adj Factors	\$37,300	\$80,900	\$30,300	\$73,500	\$34,700	\$54,800
Adjusted Sale Price		\$92,600	\$80,500	\$105,300	\$97,000	\$86,400
Comparable Estimate	\$92,400 (\$116.67/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.08-2-13	114.09-4-28	103.17-1-28	113.08-2-10.1	113.55-10-10.1	114.06-2-59
Owner	Holy Trinity Ukranian Or	Lawal, Wasiu	Izydorczak, Eugene	Dolce, Jason R	Brice, Tiona-Meche	Tran, Tam T
Address	200 Como Park Blvd	26 Park St	3821 Broadway St	160 Como Park Blvd	27 Peoria Ave	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	120	123
School Code	143001	143001	143001	143001	143009	143001
Site No.	2	1	1	1	1	1
Land Size	1.27	42 x 150	65 x 530	80 x 110	90 x 108	85 x 126
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	05 Colonial
Exterior Wall	05 Concrete	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1890 / 0	1945 / 0	1978 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	B Good	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	7	3	3	5	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1446	1114	840	1302	1008	1686
2nd Sty Area	1162	396	840	1302	1008	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 500
SFLA	2608	1510	1680	2604	2016	2746
Att/Det Gar Sqft		440	672	672	528	418
Prior Land	\$357,200					
Prior Total	\$600,000					
Comp Land Estimate	\$54,400	\$18,600	\$32,900	\$27,600	\$16,000	\$30,700
Sale Date		10/23/2019	1/28/2019	10/19/2020	12/17/2018	5/14/2018
Sale Price		\$133,500	\$70,000	\$160,050	\$110,000	\$227,000
Time Adj Sale Price		\$136,200	\$73,500	\$160,100	\$116,200	\$249,600
TADJSP/SQFT		\$90.20	\$43.75	\$61.48	\$57.64	\$90.90
Total Adj Factors	\$172,900	\$80,900	\$30,300	\$95,400	\$69,500	\$163,000
Adjusted Sale Price		\$228,200	\$216,100	\$237,600	\$219,600	\$259,500
Comparable Estimate	\$232,200 (\$89.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.08-2-15.1	103.17-1-28	114.09-4-28	113.70-2-11	113.64-1-8
Owner	Elscott LLC	Izydorczak, Eugene	Lawal, Wasiu	La Mond, Lisa	Nati, Kim Marie
Address	204 Como Park Blvd	3821 Broadway St	26 Park St	1368 Harlem Rd	72 Henry St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	2	1	1	1	1
Land Size	35 x 100	65 x 530	42 x 150	45 x 120	30 x 109
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1937 / 0	1926 / 0	1937 / 0	1925 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	2.0	1.5
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0
1st Sty Area	1240	840	1114	936	1060
2nd Sty Area	0	840	396	840	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1768	1680	1510	1776	1556
Att/Det Gar Sqft		672	440	440	264
Prior Land	\$138,400				
Prior Total	\$604,500				
Comp Land Estimate	\$12,700	\$32,900	\$18,600	\$11,000	\$7,200
Sale Date		1/28/2019	10/23/2019	6/23/2020	4/26/2018
Sale Price		\$70,000	\$133,500	\$110,800	\$83,000
Time Adj Sale Price		\$73,500	\$136,200	\$111,000	\$91,800
TADJSP/SQFT		\$43.75	\$90.20	\$62.50	\$59.00
Total Adj Factors	\$49,900	\$30,300	\$80,900	\$61,900	\$43,400
Adjusted Sale Price		\$93,100	\$105,200	\$99,000	\$98,300
Comparable Estimate	\$105,200 (\$59.5/SFLA)				

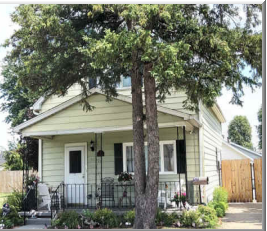
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.08-2-17	114.09-4-28	103.17-1-28	91.20-7-6	114.09-3-5
Owner	Nelson, George N	Lawal, Wasii	Izydorczak, Eugene	Janiszewski, Melissa L	Pitrelli, Daniel J
Address	212 Como Park Blvd	26 Park St	3821 Broadway St	211 Evergreen Pl	29 Center Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	123
School Code	143001	143001	143001	143002	143001
Site No.	2	1	1	1	1
Land Size	37 x 50	42 x 150	65 x 530	120 x 121	70 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1926 / 0	1937 / 0	1923 / 0	1971 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 90
Heat Type/Central Air	1 No central No	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.3	1.0
Bedrooms	2	3	3	4	2
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	486	1114	840	968	1029
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	940	1510	1680	1085	1029
Att/Det Gar Sqft	320	440	672	340	380
Prior Land	\$12,700				
Prior Total	\$108,000				
Comp Land Estimate	\$1,700	\$18,600	\$32,900	\$24,000	\$26,400
Sale Date		10/23/2019	1/28/2019	5/21/2018	6/10/2019
Sale Price		\$133,500	\$70,000	\$94,500	\$136,900
Time Adj Sale Price		\$136,200	\$73,500	\$103,900	\$141,500
TADJSP/SQFT		\$90.20	\$43.75	\$95.76	\$137.51
Total Adj Factors	\$25,400	\$80,900	\$30,300	\$54,800	\$73,500
Adjusted Sale Price		\$80,700	\$68,600	\$74,500	\$93,400
Comparable Estimate	\$82,200 (\$87.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.08-2-17	114.09-4-28	103.17-1-28	113.71-8-2	113.55-5-11
Owner	Nelson, George N	Lawal, Wasiu	Izydorczak, Eugene	Otamere, Trina D	Jackson, Kathleen M
Address	212 Como Park Blvd	26 Park St	3821 Broadway St	295 Parker St	97 Girard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	37 x 100	42 x 150	65 x 530	60 x 119	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1912 / 0	1926 / 0	1937 / 0	1900 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.3	1.5
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1015	1114	840	1244	1070
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1261	1510	1680	1343	1520
Att/Det Gar Sqft		440	672	528	399
Prior Land	\$12,700				
Prior Total	\$108,000				
Comp Land Estimate	\$13,500	\$18,600	\$32,900	\$13,000	\$13,000
					\$7,200
Sale Date		10/23/2019	1/28/2019	1/3/2020	9/30/2019
Sale Price		\$133,500	\$70,000	\$111,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$112,100	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$83.47	\$84.54
					\$59.00
Total Adj Factors	\$55,300	\$80,900	\$30,300	\$47,400	\$48,100
Adjusted Sale Price		\$110,600	\$98,500	\$120,000	\$135,700
					\$43,400
Comparable Estimate	\$113,700 (\$90.17/SFLA)				\$103,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.08-2-18.1	114.09-4-28	103.17-1-28	113.61-5-15	113.55-10-10.1
Owner	Klinger, Timothy	Lawal, Wasiu	Izydorczak, Eugene	Marone, Thomas	Brice, Tiona-Meche
Address	214 Como Park Blvd	26 Park St	3821 Broadway St	118 Hedley St	27 Peoria Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	62 x 300	42 x 150	65 x 530	60 x 120	90 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1903 / 0	1945 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	2.0
Bedrooms	4	3	3	2	4
Full/Half Baths	3 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	4 Full 0
1st Sty Area	960	1114	840	1240	1008
2nd Sty Area	1095	396	840	0	1008
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 280
SFLA	2055	1510	1680	1840	2016
Att/Det Gar Sqft	720	440	672	528	528
Prior Land	\$24,200				
Prior Total	\$114,000				
Comp Land Estimate	\$30,800	\$18,600	\$32,900	\$13,000	\$16,000
Sale Date		10/23/2019	1/28/2019	4/10/2018	12/17/2018
Sale Price		\$133,500	\$70,000	\$115,000	\$110,000
Time Adj Sale Price		\$136,200	\$73,500	\$127,100	\$116,200
TADJSP/SQFT		\$90.20	\$43.75	\$69.08	\$57.64
Total Adj Factors	\$104,700	\$80,900	\$30,300	\$60,000	\$69,500
Adjusted Sale Price		\$160,000	\$147,900	\$171,800	\$151,400
Comparable Estimate	\$152,800 (\$74.36/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-1-1.2	114.09-4-28	103.17-1-28	114.09-3-5	91.20-7-6
Owner	Freier, Lynda	Lawal, Wasiu	Izydorczak, Eugene	Pitrelli, Daniel J	Janiszewski, Melissa L
Address	315 Como Park Blvd	26 Park St	3821 Broadway St	29 Center Ave	211 Evergreen Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	109	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	70 x 140	42 x 150	65 x 530	70 x 120	120 x 121
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	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	1927 / 0	1926 / 0	1937 / 0	1971 / 0	1923 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.0	1.3
Bedrooms	3	3	3	2	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	720	1114	840	1029	968
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1095	1510	1680	1029	1085
Att/Det Gar Sqft	440	440	672	380	340
Prior Land	\$23,400				
Prior Total	\$65,000				
Comp Land Estimate	\$28,500	\$18,600	\$32,900	\$26,400	\$24,000
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76
Total Adj Factors	\$44,500	\$80,900	\$30,300	\$73,500	\$54,800
Adjusted Sale Price		\$99,800	\$87,700	\$112,500	\$93,600
Comparable Estimate	\$101,300 (\$92.51/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.05-1-23	114.09-3-5	114.07-9-1	114.09-1-11.2	114.07-10-3
Owner	Miller, Michael	Pitrelli, Daniel J	Nelson, Michael	Cudney, Matthew R	Buscher, Dawn
Address	330 Como Park Blvd	29 Center Ave	283 Rowley Rd	19 Hawthorne Ave	43 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 134	70 x 120	89 x 123	60 x 121	76 x 168
Building Style	06 Contemporary	01 Ranch	05 Colonial	01 Ranch	03 Split level
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1971 / 0	1980 / 0	1989 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 432	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
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	2.0	1.0	1.0
Bedrooms	3	2	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	3 Partial 0
1st Sty Area	816	1029	638	960	1104
2nd Sty Area	0	0	618	0	0
Fin Bsmt/Fin Rec Rm	432 0	0 300	0 250	0 0	280 0
SFLA	1248	1029	1256	960	1384
Att/Det Gar Sqft	264 728	380	418	308	308
Prior Land	\$20,000				
Prior Total	\$113,200				
Comp Land Estimate	\$25,600	\$26,400	\$31,100	\$24,100	\$32,200
Sale Date		6/10/2019	1/31/2020	7/15/2019	4/2/2018
Sale Price		\$136,900	\$218,000	\$135,000	\$179,000
Time Adj Sale Price		\$141,500	\$220,200	\$139,100	\$197,900
TADJSP/SQFT		\$137.51	\$175.32	\$144.90	\$142.99
Total Adj Factors	\$87,400	\$73,500	\$95,100	\$76,900	\$91,100
Adjusted Sale Price		\$155,400	\$212,500	\$149,600	\$194,200
Comparable Estimate	\$175,800 (\$140.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.05-1-22	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Wierzbowski, Randall A	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	334 Como Park Blvd	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	71 x 141	42 x 150	65 x 530	30 x 109	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1908 / 0	1926 / 0	1937 / 0	1925 / 0	1902 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	978	1114	840	1060	1070
2nd Sty Area	104	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1622	1510	1680	1556	1520
Att/Det Gar Sqft	624	440	672	264	399
Prior Land	\$23,700				
Prior Total	\$97,000				
Comp Land Estimate	\$28,900	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$82,600	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$137,900	\$125,800	\$131,000	\$163,000
Comparable Estimate	\$144,000 (\$88.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-2-2	113.08-2-10.1	114.09-5-3.11	113.55-9-13	101.60-6-26
Owner	Dohn, Jeremy	Dolce, Jason R	Klein, Steven R	Crone, Scott E	Doty, Thomas E II
Address	341 Como Park Blvd	160 Como Park Blvd	39 Bellevue Ave	35 Wabash Ave	43 Haller Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	60 x 154	80 x 110	127 x 129	40 x 108	40 x 121
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1930 / 0	1890 / 0	1934 / 0	1920 / 0	1920 / 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 No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2076	1302	704	1440	1428
2nd Sty Area	880	1302	704	1080	1428
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2956	2604	1408	2520	2856
Att/Det Gar Sqft	494	672	400	440	440
Prior Land	\$20,800				
Prior Total	\$100,000				
Comp Land Estimate	\$26,900	\$27,600	\$38,600	\$10,000	\$9,000
Sale Date		10/19/2020	10/2/2019	12/30/2019	1/24/2018
Sale Price		\$160,050	\$125,000	\$134,999	\$97,500
Time Adj Sale Price		\$160,100	\$127,500	\$136,800	\$109,600
TADJSP/SQFT		\$61.48	\$90.55	\$54.29	\$38.38
Total Adj Factors	\$128,200	\$95,400	\$64,900	\$76,800	\$43,300
Adjusted Sale Price		\$192,900	\$190,800	\$188,200	\$194,500
Comparable Estimate	\$195,500 (\$66.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-10.3	114.09-6-1	114.02-4-48	113.50-5-5	113.34-1-21
Owner	Kulbacki, David A	Roman, Brendan P	Hawthorne-Greer, Keris	Al Mamun, Abdullah	Ostrowski, Gary J
Address	395 Como Park Blvd	55 Center Ave	1339 Borden Rd	14 Fair Oaks Ln	39 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	123	123	123	122	122
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	101 x 118	85 x 120	75 x 181	50 x 105	59 x 185
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	1990 / 0	1994 / 0	1988 / 0	1965 / 0	1967 / 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 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	4	6	6	6
Full/Half Baths	3 / 0	2 / 0	3 / 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	1188	1184	1149	1218	1236
2nd Sty Area	1280	1240	1134	1218	1296
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2468	2424	2283	2436	2532
Att/Det Gar Sqft		400		400	418
Prior Land	\$26,900				
Prior Total	\$160,000				
Comp Land Estimate	\$32,600	\$30,000	\$32,600	\$15,300	\$21,800
Sale Date		1/3/2019	7/19/2018	9/29/2020	9/13/2019
Sale Price		\$235,000	\$250,000	\$216,000	\$200,000
Time Adj Sale Price		\$246,800	\$271,800	\$216,000	\$204,700
TADJSP/SQFT		\$101.82	\$119.05	\$88.67	\$80.85
Total Adj Factors	\$128,100	\$128,100	\$134,300	\$102,200	\$107,900
Adjusted Sale Price		\$246,800	\$265,600	\$241,900	\$224,900
Comparable Estimate	\$239,200 (\$96.92/SFLA)				\$98,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-10.12	114.09-6-1	114.02-4-48	113.50-5-5	113.12-1-26
Owner	Kandefer Matthew F	Roman, Brendan P	Hawthorne-Greer, Keris	Al Mamun, Abdullah	Bell, Anthony M
Address	403 Como Park Blvd	55 Center Ave	1339 Borden Rd	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	123	123	123	122	122
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	165 x 181	85 x 120	75 x 181	50 x 105	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	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1988 / 0	1965 / 0	1970 / 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 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	4	6	6	6
Full/Half Baths	3 / 0	2 / 0	3 / 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	1164	1184	1149	1218	1144
2nd Sty Area	1280	1240	1134	1218	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0
SFLA	2444	2424	2283	2436	2288
Att/Det Gar Sqft	624	400		400	462
Prior Land	\$43,900				
Prior Total	\$177,000				
Comp Land Estimate	\$49,800	\$30,000	\$32,600	\$15,300	\$15,900
Sale Date		1/3/2019	7/19/2018	9/29/2020	12/27/2019
Sale Price		\$235,000	\$250,000	\$216,000	\$185,000
Time Adj Sale Price		\$246,800	\$271,800	\$216,000	\$187,500
TADJSP/SQFT		\$101.82	\$119.05	\$88.67	\$81.95
Total Adj Factors	\$146,000	\$128,100	\$134,300	\$102,200	\$98,600
Adjusted Sale Price		\$264,700	\$283,500	\$259,800	\$234,900
Comparable Estimate	\$255,900 (\$104.71/SFLA)				\$236,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-1-15	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11
Owner	Galazka, Zenona	Lawal, Wasii	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M
Address	550 Como Park Blvd	26 Park St	3821 Broadway St	72 Henry 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	123	123	123	120	105
School Code	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1
Land Size	40 x 344	42 x 150	65 x 530	30 x 109	63 x 108
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.3	2.0	2.0	1.5	1.5
Bedrooms	5	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0
1st Sty Area	1360	1114	840	1060	1070
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1720	1510	1680	1556	1520
Att/Det Gar Sqft	520	440	672	264	399
Prior Land	\$15,800				
Prior Total	\$88,000				
Comp Land Estimate	\$20,300	\$18,600	\$32,900	\$7,200	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54
Total Adj Factors	\$59,900	\$80,900	\$30,300	\$43,400	\$48,100
Adjusted Sale Price		\$115,200	\$103,100	\$108,300	\$140,300
Comparable Estimate	\$120,400 (\$70/SFLA)				\$24,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-1-14	114.09-5-3.11	113.08-2-10.1	114.18-5-6.1	113.64-2-8
Owner	Papero, Brian Sr	Klein, Steven R	Dolce, Jason R	Hawkins, Theodore	Prible, Stacey Lin
Address	556 Como Park Blvd	39 Bellevue Ave	160 Como Park Blvd	849 Losson Rd	88 Edmund St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	124	120
School Code	143001	143001	143001	143001	143009
Site No.	1	1	1	1	1
Land Size	60 x 342	127 x 129	80 x 110	100 x 203	45 x 123
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1934 / 0	1890 / 0	1890 / 0	1935 / 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	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	1.7
Bedrooms	6	4	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	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1118	704	1302	1040	1535
2nd Sty Area	0	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1408	2604	1690	1993
Att/Det Gar Sqft	567	400	672	400	342
Prior Land	\$27,600				
Prior Total	\$86,700				
Comp Land Estimate	\$30,400	\$38,600	\$27,600	\$42,100	\$16,000
Sale Date		10/2/2019	10/19/2020	7/29/2019	11/8/2019
Sale Price		\$125,000	\$160,050	\$179,900	\$155,000
Time Adj Sale Price		\$127,500	\$160,100	\$185,300	\$157,600
TADJSP/SQFT		\$90.55	\$61.48	\$109.64	\$86.50
Total Adj Factors	\$66,000	\$64,900	\$95,400	\$107,500	\$59,400
Adjusted Sale Price		\$128,600	\$130,700	\$143,800	\$164,200
Comparable Estimate	\$142,900 (\$81.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-1-13	114.09-3-5	114.07-10-1	114.07-9-14	114.12-1-7.112
Owner	Adamczyk, Diane	Pitrelli, Daniel J	Iannello, Matthew	Palermo, Salvatore	Lounsbury, Joseph C
Address	562 Como Park Blvd	29 Center Ave	51 Wyndmoor Ct	399 Rowley Rd	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 337	70 x 120	106 x 108	80 x 125	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1971 / 0	1976 / 0	1973 / 0	1954 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	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	1161	1029	1040	1358	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 350	0 0	0 240
SFLA	1161	1029	1040	1358	1314
Att/Det Gar Sqft	308	380	308	504	440
Prior Land	\$34,400				
Prior Total	\$102,000				
Comp Land Estimate	\$41,400	\$26,400	\$32,100	\$29,400	\$43,600
Sale Date		6/10/2019	2/27/2020	8/12/2019	8/12/2020
Sale Price		\$136,900	\$165,500	\$162,000	\$200,000
Time Adj Sale Price		\$141,500	\$166,900	\$166,300	\$200,000
TADJSP/SQFT		\$137.51	\$160.48	\$122.46	\$152.21
Total Adj Factors	\$95,600	\$73,500	\$87,100	\$96,700	\$107,900
Adjusted Sale Price		\$163,600	\$175,400	\$165,200	\$187,700
Comparable Estimate	\$174,400 (\$150.22/SFLA)				

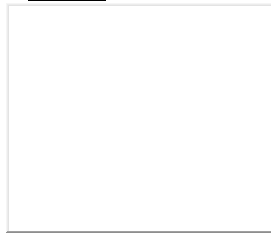
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-4-2	113.08-2-10.1	114.09-5-3.11	113.47-5-2	113.55-9-1.1
Owner	Puntoriero, Michael	Dolce, Jason R	Klein, Steven R	Hartmann, Robert P Jr	Bahuga, Nabyo Joseph
Address	585 Como Park Blvd	160 Como Park Blvd	39 Bellevue Ave	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	123	123	123	120	120
School Code	143001	143001	143001	143009	143009
Site No.	1	1	1	1	1
Land Size	60 x 96	80 x 110	127 x 129	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1921 / 0	1890 / 0	1934 / 0	1940 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	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	2.0	2.0	1.7	1.5
Bedrooms	4	5	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1128	1302	704	1402	1430
2nd Sty Area	1128	1302	704	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2256	2604	1408	2243	2145
Att/Det Gar Sqft	440	672	400	484	744
Prior Land	\$16,600				
Prior Total	\$47,600				
Comp Land Estimate	\$21,500	\$27,600	\$38,600	\$16,000	\$14,000
Sale Date		10/19/2020	10/2/2019	12/9/2019	3/1/2018
Sale Price		\$160,050	\$125,000	\$153,060	\$168,000
Time Adj Sale Price		\$160,100	\$127,500	\$155,100	\$186,800
TADJSP/SQFT		\$61.48	\$90.55	\$69.15	\$87.09
Total Adj Factors	\$38,300	\$95,400	\$64,900	\$72,700	\$64,200
Adjusted Sale Price		\$103,000	\$100,900	\$120,700	\$160,900
Comparable Estimate	\$116,800 (\$51.77/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-1-11.2	114.09-4-28	103.17-1-28	113.64-1-8	113.55-5-11	113.71-8-2
Owner	State of NY Mortgage A	Lawal, Wasiu	Izydorczak, Eugene	Nati, Kim Marie	Jackson, Kathleen M	Otamere, Trina D
Address	588 Como Park Blvd	26 Park St	3821 Broadway St	72 Henry St	97 Girard Ave	295 Parker St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	1	1	1	1	1	1
Land Size	90 x 327	42 x 150	65 x 530	30 x 109	63 x 108	60 x 119
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1937 / 0	1925 / 0	1927 / 0	1900 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.5	1.3
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	2 Crawl 0
1st Sty Area	843	1114	840	1060	1070	1244
2nd Sty Area	744	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1587	1510	1680	1556	1520	1343
Att/Det Gar Sqft	440	440	672	264	399	528
Prior Land	\$32,400					
Prior Total	\$95,000					
Comp Land Estimate	\$39,100	\$18,600	\$32,900	\$7,200	\$13,000	\$13,000
Sale Date		10/23/2019	1/28/2019	4/26/2018	9/30/2019	1/3/2020
Sale Price		\$133,500	\$70,000	\$83,000	\$125,600	\$111,000
Time Adj Sale Price		\$136,200	\$73,500	\$91,800	\$128,500	\$112,100
TADJSP/SQFT		\$90.20	\$43.75	\$59.00	\$84.54	\$83.47
Total Adj Factors	\$83,600	\$80,900	\$30,300	\$43,400	\$48,100	\$47,400
Adjusted Sale Price		\$138,900	\$126,800	\$132,000	\$164,000	\$148,300
Comparable Estimate	\$142,000 (\$89.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-1-10.2	102.45-5-38	112.67-6-7	113.08-2-10.1	90.84-2-57	123.36-4-14
Owner	Nediceyuva, Gurkan M	Ha, Andrew	Kowalow, Andrew P Jr	Dolce, Jason R	Lowville Enterprises LL	Mack, Scott C
Address	608-610 Como Park Blvd	121 Reo Ave	370 Shanley St	160 Como Park Blvd	105 East End Ave	2138 Clinton St
Property Class	230 3 Family Res	230 3 Family Res	230 3 Family Res	220 2 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	123	105	120	123	105	120
School Code	143001	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	150 x 123	30 x 134	60 x 117	80 x 110	30 x 111	33 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1820 / 0	1927 / 0	1912 / 0	1890 / 0	1900 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.5
Bedrooms	7	7	6	5	5	6
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	2 Crawl 0	2 Crawl 0	1 Slab/pier 0	4 Full 0
1st Sty Area	2323	1674	1926	1302	1400	1081
2nd Sty Area	1196	1584	782	1302	968	920
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	3519	3258	2708	2604	2368	2001
Att/Det Gar Sqft	682		528	672	323	636
Prior Land	\$35,200					
Prior Total	\$72,000					
Comp Land Estimate	\$40,700	\$0	\$0	\$27,600	\$7,000	\$8,000
Sale Date		9/3/2019	5/30/2018	10/19/2020	11/21/2019	6/11/2019
Sale Price		\$166,000	\$107,500	\$160,050	\$74,900	\$120,500
Time Adj Sale Price		\$169,900	\$118,200	\$160,100	\$76,200	\$124,500
TADJSP/SQFT		\$52.15	\$43.65	\$61.48	\$32.18	\$62.22
Total Adj Factors	\$64,300	\$0	\$0	\$95,400	\$27,100	\$64,200
Adjusted Sale Price		\$0	\$0	\$129,000	\$113,400	\$124,600
Comparable Estimate	\$122,300 (\$34.75/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-46.1	114.07-4-16	114.07-8-11	114.07-9-3	114.07-6-12
Owner	Kozminski Mark J	Diebold, Patrick W	Trumble, Brett	Louie, Landon C	Abdulla, Abdulhafed M
Address	960 Como Park Blvd	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	300 x 522	85 x 130	72 x 133	77 x 125	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 1990	1977 / 0	1974 / 0	1975 / 0	1975 / 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	3	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1232	1089	884	994	1188
2nd Sty Area	648	791	1066	986	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 250
SFLA	1880	1880	1950	1980	2148
Att/Det Gar Sqft	744 720	456	286	380	230
Prior Land	\$80,000				
Prior Total	\$196,000				
Comp Land Estimate	\$77,900	\$31,200	\$28,300	\$28,600	\$30,000
Sale Date		6/25/2018	3/2/2018	8/6/2020	12/3/2019
Sale Price		\$221,500	\$206,000	\$230,000	\$214,900
Time Adj Sale Price		\$242,200	\$229,000	\$230,000	\$217,800
TADJSP/SQFT		\$128.83	\$117.44	\$116.16	\$101.40
Total Adj Factors	\$172,300	\$121,700	\$110,800	\$124,200	\$111,500
Adjusted Sale Price		\$292,800	\$290,500	\$278,100	\$278,600
Comparable Estimate	\$289,500 (\$153.99/SFLA)				\$131,600 \$307,700

	<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	114.07-8-18	114.11-2-1	115.05-4-8	114.02-4-36	114.07-4-8	125.08-9-9
Owner	Ruszkiewicz, Mieczysla	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Doyle, Daniel M	Cushing, Wendy L
Address	994 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	31 Ely Rd	640 Borden 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	123	123	123	123	123	127
School Code	143001	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	80 x 130	152 x 283
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1950 / 0	1976 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y	1 / N
Stories	1.5	1.7	1.5	1.5	1.0	1.7
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2	4 Full 0
1st Sty Area	1139	906	1080	738	1238	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	416 0	0 780
SFLA	1649	1585	1620	1089	1654	1575
Att/Det Gar Sqft	702	220	520	200		780
Prior Land	\$34,700					
Prior Total	\$135,000					
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$30,000	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	3/13/2020	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$238,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$239,600	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$144.86	\$127.05
Total Adj Factors	\$111,700	\$54,100	\$122,700	\$78,000	\$120,600	\$125,100
Adjusted Sale Price		\$188,000	\$211,100	\$179,600	\$230,700	\$186,700
Comparable Estimate	\$199,200 (\$120.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-8-17	114.08-3-3	114.07-4-15	114.07-9-5	114.06-2-40	114.02-4-18
Owner	Sallaj, Yousif	Hanagan, Jack	Pankiv, Mykhaylo	Shields, Kathleen A	Minotti, Deborah A	Gawel, Christianne E
Address	1020 Como Park Blvd	45 Keicher Rd	87 Old Stone Rd	311 Rowley Rd	72 Rowley Holw	208 Messer 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	123	123	123	123	123	123
School Code	143001	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	102 x 132	112 x 109	85 x 130	70 x 125	67 x 120	100 x 325
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	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1974 / 0	1962 / 0	1975 / 0	1975 / 0	1977 / 0	1977 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 919	C Average 100	C Average 90	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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1554	1626	1652	1476	1489	1680
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	919 0	706 0	616 0	484 0	564 0	504 0
SFLA	2473	2332	2268	1960	2053	2184
Att/Det Gar Sqft						
Prior Land	\$28,700					
Prior Total	\$178,000					
Comp Land Estimate	\$34,600	\$33,300	\$31,200	\$26,900	\$25,700	\$41,400
Sale Date		7/28/2020	10/24/2019	6/4/2020	11/27/2019	10/12/2018
Sale Price		\$230,000	\$185,000	\$233,500	\$188,000	\$227,000
Time Adj Sale Price		\$230,000	\$188,700	\$233,900	\$191,100	\$242,600
TADJSP/SQFT		\$98.63	\$83.20	\$119.34	\$93.08	\$111.08
Total Adj Factors	\$141,200	\$136,800	\$107,700	\$123,300	\$120,700	\$135,300
Adjusted Sale Price		\$234,400	\$222,200	\$251,800	\$211,600	\$248,500
Comparable Estimate	\$233,700 (\$94.5/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.11-3-13	114.02-4-25	114.06-2-59	114.07-5-1	114.12-1-26.1	114.16-6-12
Owner	Domino, Walter J	Strayer, Kaleb	Tran, Tam T	DeGeorge, Bilyana	Hepp, Christopher	Konst, Jeremy
Address	1021 Como Park Blvd	10 Strasmer Rd	4 Deer Trl	48 Old Stone Rd	24 Woodside Ln	27 Brookedge 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	123	123	123	123	123	123
School Code	143001	143007	143001	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 300	179 x 168	85 x 126	90 x 130	83 x 300	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1984 / 0	1978 / 0	1974 / 0	1979 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 110
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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	4	3
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1494	1722	1686	1143	1640	1559
2nd Sty Area	1164	648	1060	1192	1109	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 506	0 500
SFLA	2658	2670	2746	2335	2749	2682
Att/Det Gar Sqft	466	576	418	528	400	528
Prior Land	\$29,200					
Prior Total	\$190,000					
Comp Land Estimate	\$34,800	\$50,800	\$30,700	\$32,100	\$37,200	\$39,900
Sale Date		9/30/2019	5/14/2018	8/7/2020	10/15/2018	6/4/2018
Sale Price		\$264,800	\$227,000	\$254,000	\$310,000	\$295,000
Time Adj Sale Price		\$271,000	\$249,600	\$254,000	\$331,300	\$322,500
TADJSP/SQFT		\$101.50	\$90.90	\$108.78	\$120.52	\$120.25
Total Adj Factors	\$160,700	\$167,700	\$163,000	\$142,400	\$199,100	\$207,000
Adjusted Sale Price		\$264,000	\$247,300	\$272,300	\$292,900	\$276,200
Comparable Estimate	\$270,500 (\$101.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-8-16	114.07-5-1	114.02-4-25	114.07-6-12	114.07-9-35
Owner	Daniels, Eddie J	DeGeorge, Bilyana	Tran, Tam T	Abdulla, Abdulhafed M	Nobles, Alexander J
Address	1040 Como Park Blvd	48 Old Stone Rd	4 Deer Trl	10 Strasmer Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 134	90 x 130	85 x 126	179 x 168	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1978 / 0	1984 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1298	1143	1686	1722	1188
2nd Sty Area	1291	1192	1060	648	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 250
SFLA	2589	2335	2746	2670	2148
Att/Det Gar Sqft	462	528	418	576	230
Prior Land	\$28,700				
Prior Total	\$178,000				
Comp Land Estimate	\$34,500	\$32,100	\$30,700	\$50,800	\$30,000
Sale Date		8/7/2020	5/14/2018	9/30/2019	12/3/2019
Sale Price		\$254,000	\$227,000	\$264,800	\$214,900
Time Adj Sale Price		\$254,000	\$249,600	\$271,000	\$217,800
TADJSP/SQFT		\$108.78	\$90.90	\$101.50	\$101.40
Total Adj Factors	\$152,100	\$142,400	\$163,000	\$167,700	\$111,500
Adjusted Sale Price		\$263,700	\$238,700	\$255,400	\$258,400
Comparable Estimate	\$259,000 (\$100.04/SFLA)				\$149,700

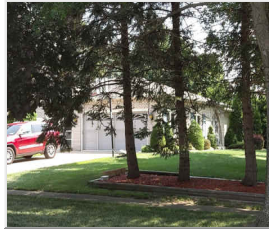
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-3-14	114.07-9-35	114.12-1-26.1	114.16-6-12	114.07-5-1
Owner	Pazderski, James E	Nobles, Alexander J	Hepp, Christopher	Konst, Jeremy	DeGeorge, Bilyana
Address	1041 Como Park Blvd	23 Garfield Ct	24 Woodside Ln	27 Brookedge Rd	11 Beaverbrook Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 300	69 x 171	83 x 300	100 x 200	147 x 193
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2015 / 0	1974 / 0	1979 / 0	1975 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 1	1 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1685	1090	1640	1559	1146
2nd Sty Area	1619	1266	1109	1123	1176
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 500	0 0
SFLA	2524	2356	2749	2682	2322
Att/Det Gar Sqft	725	399	400	528	484
Prior Land	\$29,200				
Prior Total	\$243,000				
Comp Land Estimate	\$34,800	\$30,400	\$37,200	\$39,900	\$48,000
Sale Date		4/25/2020	10/15/2018	6/4/2018	8/2/2019
Sale Price		\$275,000	\$310,000	\$295,000	\$295,000
Time Adj Sale Price		\$276,400	\$331,300	\$322,500	\$302,900
TADJSP/SQFT		\$117.32	\$120.52	\$120.25	\$130.45
Total Adj Factors	\$233,700	\$149,700	\$199,100	\$207,000	\$166,500
Adjusted Sale Price		\$360,400	\$365,900	\$349,200	\$370,100
Comparable Estimate	\$358,200 (\$141.92/SFLA)				\$142,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-8-15	114.07-5-1	114.07-6-12	114.07-9-35	114.06-2-59
Owner	Nguyen, Tiana T	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Nobles, Alexander J	Tran, Tam T
Address	1060 Como Park Blvd	48 Old Stone Rd	35 Honorine Dr	23 Garfield Ct	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	90 x 130	80 x 130	69 x 171	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1975 / 0	1974 / 0	1978 / 0
Condition	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
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
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1476	1143	1188	1090	1686
2nd Sty Area	992	1192	960	1266	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 500
SFLA	2468	2335	2148	2356	2746
Att/Det Gar Sqft	484	528	230	399	418
Prior Land	\$28,700				
Prior Total	\$160,000				
Comp Land Estimate	\$34,700	\$32,100	\$30,000	\$30,400	\$30,700
Sale Date		8/7/2020	12/3/2019	4/25/2020	5/14/2018
Sale Price		\$254,000	\$214,900	\$275,000	\$227,000
Time Adj Sale Price		\$254,000	\$217,800	\$276,400	\$249,600
TADJSP/SQFT		\$108.78	\$101.40	\$117.32	\$90.90
Total Adj Factors	\$144,300	\$142,400	\$111,500	\$149,700	\$163,000
Adjusted Sale Price		\$255,900	\$250,600	\$271,000	\$230,900
Comparable Estimate	\$254,200 (\$103/SFLA)				\$110,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-3-15	114.07-5-1	114.07-6-12	114.02-4-25	114.06-2-59
Owner	Sajdak, Walter J	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Strayer, Kaleb	Tran, Tam T
Address	1061 Como Park Blvd	48 Old Stone Rd	35 Honorine Dr	10 Strasmer Rd	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 300	90 x 130	80 x 130	179 x 168	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1974 / 0	1975 / 0	1984 / 0	1978 / 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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	5	4
Full/Half Baths	1 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1464	1143	1188	1722	1686
2nd Sty Area	1008	1192	960	648	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 500
SFLA	2472	2335	2148	2670	2746
Att/Det Gar Sqft	440	528	230	576	418
Prior Land	\$29,200				
Prior Total	\$167,600				
Comp Land Estimate	\$34,800	\$32,100	\$30,000	\$50,800	\$30,700
Sale Date		8/7/2020	12/3/2019	9/30/2019	5/14/2018
Sale Price		\$254,000	\$214,900	\$264,800	\$227,000
Time Adj Sale Price		\$254,000	\$217,800	\$271,000	\$249,600
TADJSP/SQFT		\$108.78	\$101.40	\$101.50	\$90.90
Total Adj Factors	\$133,900	\$142,400	\$111,500	\$167,700	\$163,000
Adjusted Sale Price		\$245,500	\$240,200	\$237,200	\$220,500
Comparable Estimate	\$240,800 (\$97.41/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-8-14	114.07-9-5	114.06-2-40	114.06-2-29.11	114.06-2-60	114.02-6-22
Owner	Karlinski, Daniel A	Shields, Kathleen A	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Nati, Andrew J
Address	1080 Como Park Blvd	311 Rowley Rd	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 135	70 x 125	67 x 120	62 x 357	65 x 120	71 x 122
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 424	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2
1st Sty Area	1652	1476	1489	1507	1456	1723
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	424 0	484 0	564 0	474 0	484 0	300 0
SFLA	2076	1960	2053	1981	1940	2023
Att/Det Gar Sqft						
Prior Land	\$28,700					
Prior Total	\$178,000					
Comp Land Estimate	\$34,700	\$26,900	\$25,700	\$31,100	\$25,200	\$26,900
Sale Date		6/4/2020	11/27/2019	4/27/2018	10/21/2020	9/11/2018
Sale Price		\$233,500	\$188,000	\$180,000	\$225,000	\$222,000
Time Adj Sale Price		\$233,900	\$191,100	\$199,000	\$225,000	\$238,600
TADJSP/SQFT		\$119.34	\$93.08	\$100.45	\$115.98	\$117.94
Total Adj Factors	\$138,100	\$123,300	\$120,700	\$106,000	\$112,500	\$120,300
Adjusted Sale Price		\$248,700	\$208,500	\$231,100	\$250,600	\$256,400
Comparable Estimate	\$239,100 (\$115.17/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-25	114.02-4-8	114.02-6-7.1	114.07-8-8	114.07-9-14
Owner	Kurek, Francis M	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Palermo, Salvatore
Address	1130 Como Park Blvd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 135	100 x 325	70 x 160	73 x 116	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1974 / 0	1973 / 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 110	C Average 90
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
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1888	1676	1708	1681	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1888	1676	1708	1681	1358
Att/Det Gar Sqft	440	572	529	462	504
Prior Land	\$28,700				
Prior Total	\$164,000				
Comp Land Estimate	\$34,700	\$41,400	\$30,100	\$26,700	\$29,400
Sale Date		1/14/2020	10/10/2018	1/23/2018	8/12/2019
Sale Price		\$195,000	\$177,000	\$220,000	\$162,000
Time Adj Sale Price		\$197,000	\$189,200	\$247,300	\$166,300
TADJSP/SQFT		\$117.54	\$110.77	\$147.11	\$122.46
Total Adj Factors	\$138,400	\$131,200	\$121,000	\$142,200	\$96,700
Adjusted Sale Price		\$204,200	\$206,600	\$243,500	\$208,000
Comparable Estimate	\$213,900 (\$113.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-24	114.08-3-3	114.07-4-15	114.02-4-18	114.07-9-5
Owner	Pham, Vincent Duong T	Hanagan, Jack	Pankiv, Mykhaylo	Gawel, Christianne E	Shields, Kathleen A
Address	1140 Como Park Blvd	45 Keicher Rd	87 Old Stone Rd	208 Messer Ave	311 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	112 x 109	85 x 130	100 x 325	70 x 125
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	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1962 / 0	1975 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 999	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1341	1626	1652	1680	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	999 0	706 0	616 0	504 0	484 0
SFLA	2340	2332	2268	2184	1960
Att/Det Gar Sqft	400				
Prior Land	\$28,700				
Prior Total	\$181,000				
Comp Land Estimate	\$34,700	\$33,300	\$31,200	\$41,400	\$26,900
Sale Date		7/28/2020	10/24/2019	10/12/2018	6/4/2020
Sale Price		\$230,000	\$185,000	\$227,000	\$233,500
Time Adj Sale Price		\$230,000	\$188,700	\$242,600	\$233,900
TADJSP/SQFT		\$98.63	\$83.20	\$111.08	\$119.34
Total Adj Factors	\$147,200	\$136,800	\$107,700	\$135,300	\$120,700
Adjusted Sale Price		\$240,400	\$228,200	\$254,500	\$257,800
Comparable Estimate	\$239,700 (\$102.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-23	114.06-2-59	114.02-4-25	114.07-5-1	114.12-1-26.1
Owner	Buscaglia, George L	Tran, Tam T	Strayer, Kaleb	DeGeorge, Bilyana	Hepp, Christopher
Address	1150 Como Park Blvd	4 Deer Trl	10 Strasmer Rd	48 Old Stone Rd	24 Woodside Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 135	85 x 126	179 x 168	90 x 130	83 x 300
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1978 / 0	1984 / 0	1974 / 0	1979 / 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 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	4	3
Full/Half Baths	2 / 0	2 / 1	3 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1500	1686	1722	1143	1640
2nd Sty Area	1300	1060	648	1192	1109
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 506
SFLA	2800	2746	2670	2335	2749
Att/Det Gar Sqft	400 484	418	576	528	400
Prior Land	\$28,700				
Prior Total	\$192,000				
Comp Land Estimate	\$34,700	\$30,700	\$50,800	\$32,100	\$37,200
Sale Date		5/14/2018	9/30/2019	8/7/2020	10/15/2018
Sale Price		\$227,000	\$264,800	\$254,000	\$310,000
Time Adj Sale Price		\$249,600	\$271,000	\$254,000	\$331,300
TADJSP/SQFT		\$90.90	\$101.50	\$108.78	\$120.52
Total Adj Factors	\$162,000	\$163,000	\$167,700	\$142,400	\$199,100
Adjusted Sale Price		\$248,600	\$265,300	\$273,600	\$294,200
Comparable Estimate	\$271,800 (\$97.07/SFLA)				\$207,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-22	114.02-4-8	114.02-6-7.1	114.07-8-8	114.07-9-14
Owner	Mazur, Richard	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Palermo, Salvatore
Address	1160 Como Park Blvd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 135	100 x 325	70 x 160	73 x 116	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1974 / 0	1973 / 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 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1734	1676	1708	1681	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1734	1676	1708	1681	1358
Att/Det Gar Sqft	220	572	529	462	504
Prior Land	\$28,700				
Prior Total	\$158,000				
Comp Land Estimate	\$34,700	\$41,400	\$30,100	\$26,700	\$29,400
Sale Date		1/14/2020	10/10/2018	1/23/2018	8/12/2019
Sale Price		\$195,000	\$177,000	\$220,000	\$162,000
Time Adj Sale Price		\$197,000	\$189,200	\$247,300	\$166,300
TADJSP/SQFT		\$117.54	\$110.77	\$147.11	\$122.46
Total Adj Factors	\$130,400	\$131,200	\$121,000	\$142,200	\$96,700
Adjusted Sale Price		\$196,200	\$198,600	\$235,500	\$200,000
Comparable Estimate	\$205,900 (\$118.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-21	114.07-5-1	114.07-6-12	114.07-9-35	114.07-8-11
Owner	L & L Property Holdings	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Nobles, Alexander J	Trumble, Brett
Address	1170 Como Park Blvd	48 Old Stone Rd	35 Honorine Dr	23 Garfield Ct	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	90 x 130	80 x 130	69 x 171	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1975 / 0	1974 / 0	1974 / 0
Condition	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
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1104	1143	1188	1090	884
2nd Sty Area	1232	1192	960	1266	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2336	2335	2148	2356	1950
Att/Det Gar Sqft	528	528	230	399	286
Prior Land	\$28,700				
Prior Total	\$179,000				
Comp Land Estimate	\$34,700	\$32,100	\$30,000	\$30,400	\$28,300
Sale Date		8/7/2020	12/3/2019	4/25/2020	3/2/2018
Sale Price		\$254,000	\$214,900	\$275,000	\$206,000
Time Adj Sale Price		\$254,000	\$217,800	\$276,400	\$229,000
TADJSP/SQFT		\$108.78	\$101.40	\$117.32	\$117.44
Total Adj Factors	\$145,800	\$142,400	\$111,500	\$149,700	\$110,800
Adjusted Sale Price		\$257,400	\$252,100	\$272,500	\$264,000
Comparable Estimate	\$259,500 (\$111.09/SFLA)				\$124,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-20	114.07-5-1	114.02-4-25	114.07-6-12	114.16-6-12
Owner	Thompson, Wilbert C	DeGeorge, Bilyana	Tran, Tam T	Abdulla, Abdulhafed M	Konst, Jeremy
Address	1180 Como Park Blvd	48 Old Stone Rd	4 Deer Trl	10 Strasmer Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	90 x 130	85 x 126	179 x 168	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1978 / 0	1984 / 0	1975 / 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 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1397	1143	1686	1722	1188
2nd Sty Area	1212	1192	1060	648	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 250
SFLA	2609	2335	2746	2670	2148
Att/Det Gar Sqft	484	528	418	576	230
Prior Land	\$28,700				
Prior Total	\$188,000				
Comp Land Estimate	\$34,700	\$32,100	\$30,700	\$50,800	\$30,000
Sale Date		8/7/2020	5/14/2018	9/30/2019	12/3/2019
Sale Price		\$254,000	\$227,000	\$264,800	\$214,900
Time Adj Sale Price		\$254,000	\$249,600	\$271,000	\$217,800
TADJSP/SQFT		\$108.78	\$90.90	\$101.50	\$101.40
Total Adj Factors	\$156,900	\$142,400	\$163,000	\$167,700	\$111,500
Adjusted Sale Price		\$268,500	\$243,500	\$260,200	\$263,200
Comparable Estimate	\$261,600 (\$100.27/SFLA)				\$207,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-19	114.07-5-19	114.16-7-36	114.12-1-26.1	114.06-2-59
Owner	Robson, Timothy M	Robson, Timothy M	Ashbery, Andreas C	Hepp, Christopher	Konst, Jeremy
Address	1190 Como Park Blvd	1190 Como Park Blvd	86 Brookedge Rd	24 Woodside Ln	27 Brookedge Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	100 x 135	120 x 189	83 x 300	100 x 200
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1976 / 0	1979 / 0	1975 / 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 110	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1656	1656	1630	1640	1559
2nd Sty Area	1959	1959	1758	1109	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 500
SFLA	3615	3615	3388	2749	2682
Att/Det Gar Sqft	600	600	624	400	528
Prior Land	\$28,700				
Prior Total	\$244,000				
Comp Land Estimate	\$34,700	\$34,700	\$43,500	\$37,200	\$39,900
Sale Date		7/29/2019	7/9/2018	10/15/2018	6/4/2018
Sale Price		\$325,000	\$287,000	\$310,000	\$295,000
Time Adj Sale Price		\$334,800	\$312,000	\$331,300	\$322,500
TADJSP/SQFT		\$92.61	\$92.09	\$120.52	\$120.25
Total Adj Factors	\$229,700	\$229,700	\$224,000	\$199,100	\$207,000
Adjusted Sale Price		\$334,800	\$317,700	\$361,900	\$345,200
Comparable Estimate	\$335,200 (\$92.72/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-18	114.07-3-20.1	114.02-4-8	114.02-6-7.1	114.07-8-8
Owner	Gratien Donald J	Hemenway, Charles R	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J
Address	1200 Como Park Blvd	34 Ely Rd	156 Messer Ave	16 Cromwell Dr	20 Old Stone Rd
Property Class	215 1 Fam Res w/Apt	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 135	100 x 522	100 x 325	70 x 160	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1976 / 0	1974 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	B Good	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	2
Full/Half Baths	2 / 0	2 / 1	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2363	2450	1676	1708	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2363	2450	1676	1708	1681
Att/Det Gar Sqft	480	600	572	529	462
Prior Land	\$28,700				
Prior Total	\$194,000				
Comp Land Estimate	\$34,700	\$42,700	\$41,400	\$30,100	\$26,700
Sale Date		12/20/2018	1/14/2020	10/10/2018	1/23/2018
Sale Price		\$330,000	\$195,000	\$177,000	\$220,000
Time Adj Sale Price		\$348,700	\$197,000	\$189,200	\$247,300
TADJSP/SQFT		\$142.33	\$117.54	\$110.77	\$147.11
Total Adj Factors	\$162,600	\$250,100	\$131,200	\$121,000	\$96,700
Adjusted Sale Price		\$261,200	\$228,400	\$230,800	\$267,700
Comparable Estimate	\$244,100 (\$103.3/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-5-17	114.02-4-18	114.07-4-15	114.08-3-3	114.06-2-40	114.07-9-5
Owner	Heerdt, Ronald R	Gawel, Christianne E	Pankiv, Mykhaylo	Hanagan, Jack	Minotti, Deborah A	Shields, Kathleen A
Address	1210 Como Park Blvd	208 Messer Ave	87 Old Stone Rd	45 Keicher Rd	72 Rowley Holw	311 Rowley 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	123	123	123	123	123	123
School Code	143001	143007	143001	143007	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 135	100 x 325	85 x 130	112 x 109	67 x 120	70 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1977 / 0	1975 / 0	1962 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 504	C Average 100	C Average 90	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 Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1696	1680	1652	1626	1489	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	504 0	504 0	616 0	706 0	564 0	484 0
SFLA	2200	2184	2268	2332	2053	1960
Att/Det Gar Sqft						
Prior Land	\$27,900					
Prior Total	\$172,000					
Comp Land Estimate	\$33,700	\$41,400	\$31,200	\$33,300	\$25,700	\$26,900
Sale Date		10/12/2018	10/24/2019	7/28/2020	11/27/2019	6/4/2020
Sale Price		\$227,000	\$185,000	\$230,000	\$188,000	\$233,500
Time Adj Sale Price		\$242,600	\$188,700	\$230,000	\$191,100	\$233,900
TADJSP/SQFT		\$111.08	\$83.20	\$98.63	\$93.08	\$119.34
Total Adj Factors	\$130,600	\$135,300	\$107,700	\$136,800	\$120,700	\$123,300
Adjusted Sale Price		\$237,900	\$211,600	\$223,800	\$201,000	\$241,200
Comparable Estimate	\$223,100 (\$101.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-16	114.07-5-1	114.07-6-12	114.07-4-16	114.07-8-11
Owner	Setter, Dean R	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Diebold, Patrick W	Trumble, Brett
Address	1220 Como Park Blvd	48 Old Stone Rd	35 Honorine Dr	83 Old Stone Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	95 x 135	90 x 130	80 x 130	85 x 130	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1974 / 0	1975 / 0	1977 / 0	1974 / 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1268	1143	1188	1089	884
2nd Sty Area	988	1192	960	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2256	2335	2148	1880	1950
Att/Det Gar Sqft	440	528	230	456	286
Prior Land	\$27,900				
Prior Total	\$169,000				
Comp Land Estimate	\$33,700	\$32,100	\$30,000	\$31,200	\$28,300
Sale Date		8/7/2020	12/3/2019	6/25/2018	3/2/2018
Sale Price		\$254,000	\$214,900	\$221,500	\$206,000
Time Adj Sale Price		\$254,000	\$217,800	\$242,200	\$229,000
TADJSP/SQFT		\$108.78	\$101.40	\$128.83	\$117.44
Total Adj Factors	\$138,200	\$142,400	\$111,500	\$121,700	\$110,800
Adjusted Sale Price		\$249,800	\$244,500	\$258,700	\$256,400
Comparable Estimate	\$250,700 (\$111.13/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.11-2-1	114.11-2-1	115.05-4-8	114.02-4-36	125.08-9-9	114.07-4-8
Owner	Robson, Mark	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Cushing, Wendy L	Doyle, Daniel M
Address	1221 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 Borden Rd	31 Ely 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	123	123	123	123	127	123
School Code	143001	143001	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	152 x 283	80 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0	1976 / 0
Condition	1 Poor	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / Y
Stories	1.7	1.7	1.5	1.5	1.7	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 2
1st Sty Area	906	906	1080	738	900	1238
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 780	416 0
SFLA	1585	1585	1620	1089	1575	1654
Att/Det Gar Sqft	220	220	520	200	780	
Prior Land	\$34,700					
Prior Total	\$105,410					
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$40,000	\$30,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018	3/13/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981	\$238,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100	\$239,600
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05	\$144.86
Total Adj Factors	\$54,100	\$54,100	\$122,700	\$78,000	\$125,100	\$120,600
Adjusted Sale Price		\$130,400	\$153,500	\$122,000	\$129,100	\$173,100
Comparable Estimate	\$141,600 (\$89.34/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.11-2-2	114.08-3-3	114.02-4-18	114.07-4-15	114.02-6-22	114.07-9-5
Owner	Pawlowski, Waldemar	Hanagan, Jack	Gawel, Christianne E	Pankiv, Mykhaylo	Nati, Andrew J	Shields, Kathleen A
Address	1229 Como Park Blvd	45 Keicher Rd	208 Messer Ave	87 Old Stone Rd	40 Cromwell Dr	311 Rowley 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	123	123	123	123	123	123
School Code	143001	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 400	112 x 109	100 x 325	85 x 130	71 x 122	70 x 125
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	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1962 / 0	1977 / 0	1975 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1808	1626	1680	1652	1723	1476
2nd Sty Area	494	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	706 0	504 0	616 0	300 0	484 0
SFLA	2302	2332	2184	2268	2023	1960
Att/Det Gar Sqft	220					
Prior Land	\$34,700					
Prior Total	\$182,000					
Comp Land Estimate	\$41,900	\$33,300	\$41,400	\$31,200	\$26,900	\$26,900
Sale Date		7/28/2020	10/12/2018	10/24/2019	9/11/2018	6/4/2020
Sale Price		\$230,000	\$227,000	\$185,000	\$222,000	\$233,500
Time Adj Sale Price		\$230,000	\$242,600	\$188,700	\$238,600	\$233,900
TADJSP/SQFT		\$98.63	\$111.08	\$83.20	\$117.94	\$119.34
Total Adj Factors	\$144,000	\$136,800	\$135,300	\$107,700	\$120,300	\$123,300
Adjusted Sale Price		\$237,200	\$251,300	\$225,000	\$262,300	\$254,600
Comparable Estimate	\$246,100 (\$106.91/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-5-15	114.07-9-5	114.07-1-5	114.06-2-60	114.07-4-8
Owner	Skup, Zenon	Shields, Kathleen A	Shwani, Bikhhal	Alam, Mishory	Doyle, Daniel M
Address	1230 Como Park Blvd	311 Rowley Rd	24 Old Farm Ct	8 Deer Trl	31 Ely Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	98 x 135	70 x 125	89 x 98	65 x 120	80 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1975 / 0	1976 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 484	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	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	0 / Y
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 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1428	1476	1400	1456	1238
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	484 0	484 0	444 0	484 0	416 0
SFLA	1912	1960	1844	1940	1654
Att/Det Gar Sqft					
Prior Land	\$28,400				
Prior Total	\$165,000				
Comp Land Estimate	\$34,300	\$26,900	\$27,700	\$25,200	\$30,000
Sale Date		6/4/2020	4/5/2019	10/21/2020	3/13/2020
Sale Price		\$233,500	\$189,900	\$225,000	\$238,000
Time Adj Sale Price		\$233,900	\$197,600	\$225,000	\$239,600
TADJSP/SQFT		\$119.34	\$107.16	\$115.98	\$144.86
Total Adj Factors	\$127,500	\$123,300	\$112,900	\$112,500	\$120,600
Adjusted Sale Price		\$238,100	\$212,200	\$240,000	\$246,500
Comparable Estimate	\$236,500 (\$123.69/SFLA)				\$120,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-2-3	114.11-2-1	114.02-4-36	125.08-9-9	114.16-5-25.1
Owner	Farugia, Joseph P	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Reynolds, Corey
Address	1237 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	127
School Code	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	152 x 283
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	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	2	3	4	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1034	906	1080	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 330	0 0	0 780
SFLA	1586	1585	1620	1089	1575
Att/Det Gar Sqft	480	220	520	200	780
Prior Land	\$34,700				
Prior Total	\$166,000				
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$121,100	\$54,100	\$122,700	\$78,000	\$125,100
Adjusted Sale Price		\$197,400	\$220,500	\$189,000	\$196,100
Comparable Estimate	\$197,100 (\$124.27/SFLA)				\$94,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-4-10.11	114.11-2-1	115.05-4-8	114.02-4-36	114.02-5-11
Owner	Zakowicz, Lynn M	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Kadish, Courtney N
Address	1240 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	80 x 130
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1952 / 0	1955 / 0	1950 / 0	1976 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / Y
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	2	3	4	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	2 Crawl 0	4 Full 2
1st Sty Area	1058	906	1080	738	1238
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	416 0
SFLA	1562	1585	1620	1089	1654
Att/Det Gar Sqft	850	220	520	200	
Prior Land	\$40,500				
Prior Total	\$107,694				
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$30,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	3/13/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$238,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$239,600
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$144.86
Total Adj Factors	\$104,300	\$54,100	\$122,700	\$78,000	\$120,600
Adjusted Sale Price		\$180,600	\$203,700	\$172,200	\$223,300
Comparable Estimate	\$190,600 (\$122.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-4-11.1	114.11-2-1	114.02-4-36	115.05-4-8	114.12-1-7.112
Owner	Cote, Michaeline H	Robson, Mark	Hiller, Traci H	Krygier, Andrew	Lounsbury, Joseph C
Address	1248 Como Park Blvd	1221 Como Park Blvd	1221 Borden Rd	60 Park Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127
School Code	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 295	100 x 400	100 x 337	75 x 112	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1950 / 0	1955 / 0	1954 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	924	906	738	1080	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 240
SFLA	1372	1585	1089	1620	1314
Att/Det Gar Sqft	440	220	200	520	440
Prior Land	\$34,000				
Prior Total	\$117,000				
Comp Land Estimate	\$41,100	\$41,900	\$41,400	\$26,700	\$43,600
Sale Date		8/28/2019	10/31/2019	5/3/2018	8/12/2020
Sale Price		\$127,000	\$143,000	\$202,000	\$200,000
Time Adj Sale Price		\$130,400	\$145,900	\$222,100	\$200,000
TADJSP/SQFT		\$82.27	\$133.98	\$137.10	\$152.21
Total Adj Factors	\$92,200	\$54,100	\$78,000	\$122,700	\$107,900
Adjusted Sale Price		\$168,500	\$160,100	\$191,600	\$184,300
Comparable Estimate	\$171,600 (\$125.07/SFLA)				\$94,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-2-4	114.11-2-1	114.02-4-36	125.08-9-9	114.16-5-25.1
Owner	Nemirovska, Tetyana	Robson, Mark	Krygier, Andrew	Cushing, Wendy L	Reynolds, Corey
Address	1249 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	127
School Code	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	152 x 283
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.7
Bedrooms	3	3	4	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	2 Crawl 0	4 Full 0
1st Sty Area	936	906	1080	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 150	0 0	0 330	0 0	0 780
SFLA	1508	1585	1620	1089	1575
Att/Det Gar Sqft	483	220	520	200	780
Prior Land	\$34,700				
Prior Total	\$124,000				
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05
Total Adj Factors	\$105,900	\$54,100	\$122,700	\$78,000	\$125,100
Adjusted Sale Price		\$182,200	\$205,300	\$173,800	\$180,900
Comparable Estimate	\$181,900 (\$120.62/SFLA)				\$94,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-2-1	114.02-5-11	114.12-1-7.112	114.02-4-8	114.07-9-14
Owner	Ozolins, Suzanne	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore
Address	1254 Como Park Blvd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 585	100 x 332	110 x 319	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1955 / 0	1954 / 0	1973 / 0	1976 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1546	1456	1314	1676	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1546	1456	1314	1676	1358
Att/Det Gar Sqft		832	440	572	504
Prior Land	\$34,700				
Prior Total	\$134,000				
Comp Land Estimate	\$43,100	\$41,400	\$43,600	\$41,400	\$29,400
Sale Date		5/13/2019	8/12/2020	1/14/2020	8/12/2019
Sale Price		\$165,000	\$200,000	\$195,000	\$162,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$166,300
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$122.46
Total Adj Factors	\$112,000	\$102,300	\$107,900	\$131,200	\$96,700
Adjusted Sale Price		\$180,800	\$204,100	\$177,800	\$181,600
Comparable Estimate	\$184,900 (\$119.6/SFLA)				

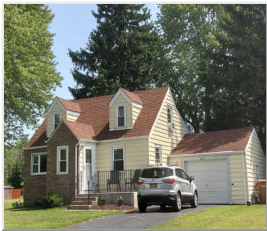
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.11-2-5	114.11-2-1	115.05-4-8	114.02-4-36	114.07-4-8	114.02-4-8
Owner	The Revocable Trust of	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Doyle, Daniel M	Jezewicz, Kim M
Address	1255 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	31 Ely Rd	156 Messer 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	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	80 x 130	100 x 325
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1955 / 0	1950 / 0	1976 / 0	1973 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / Y	0 / N
Stories	1.7	1.7	1.5	1.5	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2	4 Full 0
1st Sty Area	1028	906	1080	738	1238	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	416 0	0 0
SFLA	1688	1585	1620	1089	1654	1676
Att/Det Gar Sqft		220	520	200		572
Prior Land	\$34,700					
Prior Total	\$140,000					
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$30,000	\$41,400
Sale Date		8/28/2019	5/3/2018	10/31/2019	3/13/2020	1/14/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$238,000	\$195,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$239,600	\$197,000
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$144.86	\$117.54
Total Adj Factors	\$121,100	\$54,100	\$122,700	\$78,000	\$120,600	\$131,200
Adjusted Sale Price		\$197,400	\$220,500	\$189,000	\$240,100	\$186,900
Comparable Estimate	\$206,800 (\$122.51/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.11-2-6	114.02-5-11	114.12-1-7.112	114.07-9-14	114.02-4-8	114.02-6-7.1
Owner	Watson, Loraine E	Kadish, Courtney N	Lounsbury, Joseph C	Palermo, Salvatore	Jezewicz, Kim M	Faraj, Salam M
Address	1259 Como Park Blvd	173 Messer Ave	1316 Borden Rd	399 Rowley Rd	156 Messer Ave	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 400	100 x 332	110 x 319	80 x 125	100 x 325	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1954 / 0	1973 / 0	1973 / 0	1976 / 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	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	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1491	1456	1314	1358	1676	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 300
SFLA	1491	1456	1314	1358	1676	1708
Att/Det Gar Sqft	672 912	832	440	504	572	529
Prior Land	\$34,700					
Prior Total	\$138,700					
Comp Land Estimate	\$41,900	\$41,400	\$43,600	\$29,400	\$41,400	\$30,100
Sale Date		5/13/2019	8/12/2020	8/12/2019	1/14/2020	10/10/2018
Sale Price		\$165,000	\$200,000	\$162,000	\$195,000	\$177,000
Time Adj Sale Price		\$171,100	\$200,000	\$166,300	\$197,000	\$189,200
TADJSP/SQFT		\$117.51	\$152.21	\$122.46	\$117.54	\$110.77
Total Adj Factors	\$126,000	\$102,300	\$107,900	\$96,700	\$131,200	\$121,000
Adjusted Sale Price		\$194,800	\$218,100	\$195,600	\$191,800	\$194,200
Comparable Estimate	\$198,900 (\$133.4/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-2-2	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	114.12-1-7.112
Owner	Hacker, Michael D	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Lounsbury, Joseph C
Address	1260 Como Park Blvd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd	1316 Borden 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	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 585	100 x 337	100 x 400	75 x 112	100 x 217	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1032	738	906	1080	820	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 240
SFLA	1200	1089	1585	1620	1210	1314
Att/Det Gar Sqft	294	200	220	520	832	440
Prior Land	\$34,700					
Prior Total	\$110,000					
Comp Land Estimate	\$43,100	\$41,400	\$41,900	\$26,700	\$32,900	\$43,600
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	8/12/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$200,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$200,000
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$152.21
Total Adj Factors	\$86,500	\$78,000	\$54,100	\$122,700	\$94,200	\$107,900
Adjusted Sale Price		\$154,400	\$162,800	\$185,900	\$147,800	\$178,600
Comparable Estimate	\$165,900 (\$138.25/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-2-7	115.05-6-8	114.12-1-7.112	114.07-10-1	114.02-4-42
Owner	O'Connor, Eileen A	Antonio, Kari A	Lounsbury, Joseph C	Iannello, Matthew	Austin, Cheryl A
Address	1263 Como Park Blvd	5162 Transit Rd	1316 Borden Rd	51 Wyndmoor Ct	1283 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	40 x 214	110 x 319	106 x 108	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1942 / 0	1954 / 0	1976 / 0	1960 / 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 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	1 / 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 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	920	940	1314	1040	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 240	0 350	0 400
SFLA	920	940	1314	1040	1152
Att/Det Gar Sqft	440	405	440	308	400
Prior Land	\$34,700				
Prior Total	\$117,000				
Comp Land Estimate	\$41,900	\$19,600	\$43,600	\$32,100	\$41,400
Sale Date		4/26/2019	8/12/2020	2/27/2020	8/7/2019
Sale Price		\$135,000	\$200,000	\$165,500	\$205,000
Time Adj Sale Price		\$140,400	\$200,000	\$166,900	\$210,500
TADJSP/SQFT		\$149.36	\$152.21	\$160.48	\$182.73
Total Adj Factors	\$89,500	\$68,500	\$107,900	\$87,100	\$112,300
Adjusted Sale Price		\$161,400	\$181,600	\$169,300	\$187,700
Comparable Estimate	\$171,700 (\$186.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-2-3	114.08-3-3	114.02-4-18	114.07-4-15	114.02-6-22
Owner	Saleh, Ali Mohamed	Hanagan, Jack	Gawel, Christianne E	Pankiv, Mykhaylo	Nati, Andrew J
Address	1268 Como Park Blvd	45 Keicher Rd	208 Messer Ave	87 Old Stone Rd	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 585	112 x 109	100 x 325	85 x 130	71 x 122
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	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1962 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 398	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	2260	1626	1680	1652	1723
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	398 0	706 0	504 0	616 0	300 0
SFLA	2658	2332	2184	2268	2023
Att/Det Gar Sqft					
Prior Land	\$34,700				
Prior Total	\$190,000				
Comp Land Estimate	\$43,100	\$33,300	\$41,400	\$31,200	\$26,900
Sale Date		7/28/2020	10/12/2018	10/24/2019	9/11/2018
Sale Price		\$230,000	\$227,000	\$185,000	\$222,000
Time Adj Sale Price		\$230,000	\$242,600	\$188,700	\$238,600
TADJSP/SQFT		\$98.63	\$111.08	\$83.20	\$117.94
Total Adj Factors	\$157,400	\$136,800	\$135,300	\$107,700	\$120,300
Adjusted Sale Price		\$250,600	\$264,700	\$238,400	\$275,700
Comparable Estimate	\$251,400 (\$94.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-2-8	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Ziembiec, Eugenia J	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1271 Como Park Blvd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1950 / 0	1952 / 0	1955 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	748	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1122	1089	1585	1620	1210
Att/Det Gar Sqft	576	200	220	520	832
Prior Land	\$34,700				
Prior Total	\$110,000				
Comp Land Estimate	\$41,900	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$84,500	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$152,400	\$160,800	\$183,900	\$145,800
Comparable Estimate	\$163,900 (\$146.08/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-2-4	114.07-5-1	114.07-6-12	114.07-8-11	114.07-9-3
Owner	Graci, Carmelo M	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Trumble, Brett	Diebold, Patrick W
Address	1276 Como Park Blvd	48 Old Stone Rd	35 Honorine Dr	32 Old Stone Rd	83 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 566	90 x 130	80 x 130	72 x 133	85 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1975 / 0	1974 / 0	1975 / 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 Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	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	1061	1143	1188	884	1089
2nd Sty Area	1193	1192	960	1066	791
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2254	2335	2148	1950	1880
Att/Det Gar Sqft	418 484	528	230	286	456
Prior Land	\$34,700				
Prior Total	\$192,000				
Comp Land Estimate	\$42,900	\$32,100	\$30,000	\$28,300	\$31,200
Sale Date		8/7/2020	12/3/2019	3/2/2018	6/25/2018
Sale Price		\$254,000	\$214,900	\$206,000	\$221,500
Time Adj Sale Price		\$254,000	\$217,800	\$229,000	\$242,200
TADJSP/SQFT		\$108.78	\$101.40	\$117.44	\$128.83
Total Adj Factors	\$144,800	\$142,400	\$111,500	\$110,800	\$121,700
Adjusted Sale Price		\$256,400	\$251,100	\$263,000	\$265,300
Comparable Estimate	\$257,300 (\$114.15/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	114.11-2-9	114.11-2-1	115.05-4-8	114.02-4-36	114.07-4-16	114.07-8-11
Owner	Broda, Jace E	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Diebold, Patrick W	Trumble, Brett
Address	1281 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	83 Old Stone Rd	32 Old Stone 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	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 400	100 x 400	75 x 112	100 x 337	85 x 130	72 x 133
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1952 / 0	1955 / 0	1950 / 0	1977 / 0	1974 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	1.7	1.7	1.5	1.5	2.0	2.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1172	906	1080	738	1089	884
2nd Sty Area	0	0	0	0	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0	0 0
SFLA	1931	1585	1620	1089	1880	1950
Att/Det Gar Sqft	400	220	520	200	456	286
Prior Land	\$34,700					
Prior Total	\$150,000					
Comp Land Estimate	\$41,900	\$41,900	\$26,700	\$41,400	\$31,200	\$28,300
Sale Date		8/28/2019	5/3/2018	10/31/2019	6/25/2018	3/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$221,500	\$206,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$242,200	\$229,000
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$128.83	\$117.44
Total Adj Factors	\$118,500	\$54,100	\$122,700	\$78,000	\$121,700	\$110,800
Adjusted Sale Price		\$194,800	\$217,900	\$186,400	\$239,000	\$236,700
Comparable Estimate	\$215,000 (\$111.34/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-2-5	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Kobielski John J	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1282 Como Park Blvd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 585	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1944 / 0	1950 / 0	1952 / 0	1955 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.0
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	720	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1260	1089	1585	1620	1210
Att/Det Gar Sqft	180	200	220	520	832
Prior Land	\$34,700				
Prior Total	\$115,000				
Comp Land Estimate	\$43,100	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$91,400	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$159,300	\$167,700	\$190,800	\$152,700
Comparable Estimate	\$170,800 (\$135.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-2-6	114.11-2-1	115.05-4-8	114.02-4-36	114.08-3-3
Owner	SPS 76 Company Inc.	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Hanagan, Jack
Address	1290 Como Park Blvd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	45 Keicher Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 585	100 x 400	75 x 112	100 x 337	112 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1952 / 0	1955 / 0	1950 / 0	1962 / 0
Condition	3 Normal	1 Poor	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.0
Bedrooms	4	3	4	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2
1st Sty Area	1260	906	1080	738	1626
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	706 0
SFLA	2160	1585	1620	1089	2332
Att/Det Gar Sqft	1,224	220	520	200	
Prior Land	\$34,700				
Prior Total	\$76,000				
Comp Land Estimate	\$43,100	\$41,900	\$26,700	\$41,400	\$33,300
Sale Date		8/28/2019	5/3/2018	10/31/2019	7/28/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$230,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$230,000
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$98.63
Total Adj Factors	\$124,800	\$54,100	\$122,700	\$78,000	\$136,800
Adjusted Sale Price		\$201,100	\$224,200	\$192,700	\$218,000
Comparable Estimate	\$213,400 (\$98.8/SFLA)				\$111,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.11-2-10	114.02-4-48	114.08-1-20	125.10-17-16	102.08-9-2
Owner	Cochrane, Andrew	Hawthorne-Greer, Keris	Hernandez, Richard G	Booker, Shawn	Kaur, Amarjit
Address	1297 Como Park Blvd	1339 Borden Rd	19 Felber Ln	54 Nancy Pl	36 Wellington Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	126	110
School Code	143007	143007	143007	146801	143002
Site No.	1	1	1	1	1
Land Size	200 x 300	75 x 181	80 x 191	57 x 112	50 x 125
Building Style	04 Cape cod	12 Duplex	03 Split level	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1988 / 0	1963 / 0	1965 / 0	1970 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	1 / Y	0 / N	0 / N
Stories	1.7	2.0	1.0	2.0	2.0
Bedrooms	4	6	5	6	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 2	4 Full 0	3 Partial 0
1st Sty Area	1360	1149	2588	1088	1384
2nd Sty Area	0	1134	0	1088	936
Fin Bsmt/Fin Rec Rm	0 0	0 0	250 0	0 544	0 936
SFLA	2380	2283	2838	2176	2320
Att/Det Gar Sqft	936			440	528
Prior Land	\$68,900				
Prior Total	\$240,000				
Comp Land Estimate	\$58,800	\$32,600	\$34,600	\$18,900	\$16,000
Sale Date		7/19/2018	6/26/2020	12/12/2019	11/27/2018
Sale Price		\$250,000	\$236,000	\$149,000	\$161,000
Time Adj Sale Price		\$271,800	\$236,400	\$151,000	\$171,100
TADJSP/SQFT		\$119.05	\$83.30	\$69.39	\$73.75
Total Adj Factors	\$187,300	\$134,300	\$153,600	\$104,000	\$103,100
Adjusted Sale Price		\$324,800	\$270,100	\$234,300	\$255,300
Comparable Estimate	\$272,000 (\$114.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-1	114.07-3-20.1	114.07-8-8	114.02-6-7.1	114.02-4-8
Owner	Strait Joseph R	Hemenway, Charles R	Schmidt, Adam J	Faraj, Salam M	Jezewicz, Kim M
Address	1298 Como Park Blvd	34 Ely Rd	20 Old Stone Rd	16 Cromwell Dr	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 585	100 x 522	73 x 116	70 x 160	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	2003 / 0	1976 / 0	1974 / 0	1976 / 0	1973 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	B Good	B Good	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	2 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3
Full/Half Baths	2 / 1	2 / 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	2200	2450	1681	1708	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2200	2450	1681	1708	1676
Att/Det Gar Sqft	440	600	462	529	572
Prior Land	\$34,700				
Prior Total	\$235,000				
Comp Land Estimate	\$43,100	\$42,700	\$26,700	\$30,100	\$41,400
Sale Date		12/20/2018	1/23/2018	10/10/2018	1/14/2020
Sale Price		\$330,000	\$220,000	\$177,000	\$195,000
Time Adj Sale Price		\$348,700	\$247,300	\$189,200	\$197,000
TADJSP/SQFT		\$142.33	\$147.11	\$110.77	\$117.54
Total Adj Factors	\$210,300	\$250,100	\$142,200	\$121,000	\$131,200
Adjusted Sale Price		\$308,900	\$315,400	\$278,500	\$276,100
Comparable Estimate	\$294,700 (\$133.95/SFLA)				\$116,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-9-2.1	114.02-4-48	114.09-6-1	114.20-1-14	114.20-3-31	114.20-4-22
Owner	Wesoloski, Brian D	Hawthorne-Greer, Keris	Roman, Brendan P	Mesko, Michael D	Singh Saini, Tarunvir	Karim, Ekramul
Address	1314 Como Park Blvd	1339 Borden Rd	55 Center Ave	40 Sebring Dr	85 Sebring Dr	24 Benz Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127	127
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	120 x 651	75 x 181	85 x 120	60 x 127	50 x 115	70 x 128
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	03 Alum/vinyl
Year Built/Eff Yr Built	1996 / 0	1988 / 0	1994 / 0	1972 / 0	1971 / 0	1970 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
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	4	6	4	6	6	6
Full/Half Baths	2 / 1	3 / 0	2 / 0	3 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	858	1149	1184	1045	1066	1148
2nd Sty Area	1612	1134	1240	1395	1443	1271
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 324
SFLA	2470	2283	2424	2440	2509	2419
Att/Det Gar Sqft	1,020		400	484	520	
Prior Land	\$38,500					
Prior Total	\$164,610					
Comp Land Estimate	\$48,300	\$32,600	\$30,000	\$21,000	\$17,100	\$22,700
Sale Date		7/19/2018	1/3/2019	6/24/2019	8/10/2018	6/10/2019
Sale Price		\$250,000	\$235,000	\$201,000	\$166,200	\$175,000
Time Adj Sale Price		\$271,800	\$246,800	\$207,700	\$179,700	\$180,900
TADJSP/SQFT		\$119.05	\$101.82	\$85.12	\$71.62	\$74.78
Total Adj Factors	\$153,000	\$134,300	\$128,100	\$113,300	\$108,600	\$90,100
Adjusted Sale Price		\$290,500	\$271,700	\$247,400	\$224,100	\$243,800
Comparable Estimate	\$255,500 (\$103.44/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	114.08-9-3	114.02-4-48	114.09-6-1	114.08-1-20	115.05-7-5	125.11-6-15
Owner	Petroci, Loretta	Hawthorne-Greer, Keris	Roman, Brendan P	Hernandez, Richard G	Corbi, Joseph	Saleh, Abdulnaser
Address	1322 Como Park Blvd	1339 Borden Rd	55 Center Ave	19 Felber Ln	1580 Como Park Blvd	69 Pheasant 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	123	123	123	123	123	127
School Code	143007	143007	143001	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	100 x 222	75 x 181	85 x 120	80 x 191	113 x 222	60 x 139
Building Style	12 Duplex	12 Duplex	12 Duplex	03 Split level	01 Ranch	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1963 / 0	1957 / 0	1970 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	1.0	2.0
Bedrooms	5	6	4	5	4	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	3 / 1	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 2	3 Partial 0	3 Partial 0
1st Sty Area	1648	1149	1184	2588	3160	1268
2nd Sty Area	1344	1134	1240	0	0	1632
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	250 0	0 0	0 0
SFLA	2992	2283	2424	2838	3160	2900
Att/Det Gar Sqft	520		400		528	418
Prior Land	\$33,400					
Prior Total	\$190,000					
Comp Land Estimate	\$40,300	\$32,600	\$30,000	\$34,600	\$43,100	\$22,000
Sale Date		7/19/2018	1/3/2019	6/26/2020	9/13/2019	10/2/2020
Sale Price		\$250,000	\$235,000	\$236,000	\$220,000	\$175,000
Time Adj Sale Price		\$271,800	\$246,800	\$236,400	\$225,200	\$175,000
TADJSP/SQFT		\$119.05	\$101.82	\$83.30	\$71.27	\$60.34
Total Adj Factors	\$163,400	\$134,300	\$128,100	\$153,600	\$176,800	\$106,700
Adjusted Sale Price		\$300,900	\$282,100	\$246,200	\$211,800	\$231,700
Comparable Estimate	\$254,500 (\$85.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-4	114.02-4-48	114.09-6-1	114.20-1-9	114.20-3-25
Owner	Koutsandreas, Litsa	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Larkin, Laura J
Address	1330 Como Park Blvd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	62 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 266	75 x 181	85 x 120	61 x 113	50 x 109
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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1971 / 0	1971 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1148	1149	1184	1180	1158
2nd Sty Area	1200	1134	1240	1136	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2348	2283	2424	2316	2362
Att/Det Gar Sqft	506		400	456	456
Prior Land	\$33,900				
Prior Total	\$164,000				
Comp Land Estimate	\$40,900	\$32,600	\$30,000	\$20,000	\$16,600
Sale Date		7/19/2018	1/3/2019	8/28/2018	5/4/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$170,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$186,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$79.13
Total Adj Factors	\$134,800	\$134,300	\$128,100	\$100,400	\$105,400
Adjusted Sale Price		\$272,300	\$253,500	\$218,200	\$216,300
Comparable Estimate	\$236,400 (\$100.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-9-5	114.02-4-48	114.09-6-1	114.20-1-9	114.20-3-25
Owner	Aramento, Connie	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Larkin, Laura J
Address	1338 Como Park Blvd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	62 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 266	75 x 181	85 x 120	61 x 113	50 x 109
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	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1988 / 0	1994 / 0	1971 / 0	1971 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1148	1149	1184	1180	1158
2nd Sty Area	1200	1134	1240	1136	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2348	2283	2424	2316	2362
Att/Det Gar Sqft	506		400	456	456
Prior Land	\$33,900				
Prior Total	\$164,000				
Comp Land Estimate	\$40,900	\$32,600	\$30,000	\$20,000	\$16,600
Sale Date		7/19/2018	1/3/2019	8/28/2018	5/4/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$170,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$186,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$79.13
Total Adj Factors	\$134,800	\$134,300	\$128,100	\$100,400	\$105,400
Adjusted Sale Price		\$272,300	\$253,500	\$218,200	\$216,300
Comparable Estimate	\$236,400 (\$100.68/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-50	114.02-4-48	114.09-6-1	114.16-4-13.13	114.16-4-12
Owner	Travis, James R	Hawthorne-Greer, Keris	Roman, Brendan P	North Brooke Developr	Pease, Anthony W
Address	1417 Como Park Blvd	1339 Borden Rd	55 Center Ave	35 Jeffrey Dr	47 Jeffrey Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 118	75 x 181	85 x 120	64 x 92	80 x 132
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	1988 / 0	1988 / 0	1994 / 0	1970 / 0	1970 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	6	5
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	990	1149	1184	1014	1014
2nd Sty Area	1050	1134	1240	1014	1014
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2040	2283	2424	2028	2028
Att/Det Gar Sqft			400		572
Prior Land	\$26,800				
Prior Total	\$144,000				
Comp Land Estimate	\$32,400	\$32,600	\$30,000	\$18,500	\$24,700
Sale Date		7/19/2018	1/3/2019	10/2/2020	1/12/2018
Sale Price		\$250,000	\$235,000	\$196,500	\$176,000
Time Adj Sale Price		\$271,800	\$246,800	\$196,500	\$197,800
TADJSP/SQFT		\$119.05	\$101.82	\$96.89	\$97.53
Total Adj Factors	\$109,000	\$134,300	\$128,100	\$88,000	\$97,300
Adjusted Sale Price		\$246,500	\$227,700	\$217,500	\$209,500
Comparable Estimate	\$222,700 (\$109.17/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-2	114.07-5-19	114.16-7-36	114.02-4-25	114.06-2-59
Owner	Shuaibi, Saleh Mohame	Robson, Timothy M	Ashbery, Andreas C	Strayer, Kaleb	Tran, Tam T
Address	1424 Como Park Blvd	1190 Como Park Blvd	86 Brookedge Rd	10 Strasmer Rd	4 Deer Trl
Property Class	230 3 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 435	100 x 135	120 x 189	179 x 168	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	05 Concrete	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1975 / 0	1976 / 0	1984 / 0	1978 / 0
Condition	3 Normal	4 Good	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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4
Full/Half Baths	3 / 0	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	2304	1656	1630	1722	1686
2nd Sty Area	1170	1959	1758	648	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500
SFLA	3474	3615	3388	2670	2746
Att/Det Gar Sqft	280	600	624	576	418
Prior Land	\$34,700				
Prior Total	\$150,000				
Comp Land Estimate	\$42,100	\$34,700	\$43,500	\$50,800	\$30,700
Sale Date		7/29/2019	7/9/2018	9/30/2019	5/14/2018
Sale Price		\$325,000	\$287,000	\$264,800	\$227,000
Time Adj Sale Price		\$334,800	\$312,000	\$271,000	\$249,600
TADJSP/SQFT		\$92.61	\$92.09	\$101.50	\$90.90
Total Adj Factors	\$156,400	\$229,700	\$224,000	\$167,700	\$163,000
Adjusted Sale Price		\$261,500	\$244,400	\$259,700	\$243,000
Comparable Estimate	\$259,400 (\$74.67/SFLA)				\$199,100 (\$288,600)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-51	114.02-4-48	114.09-6-1	114.20-1-9	114.20-2-20
Owner	Matthews, Laura L	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Gangloff, Chad T
Address	1425 Como Park Blvd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	1461 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	81 x 118	75 x 181	85 x 120	61 x 113	60 x 145
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1994 / 0	1971 / 0	1969 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1149	1184	1180	1157
2nd Sty Area	1176	1134	1240	1136	1157
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2310	2283	2424	2316	2314
Att/Det Gar Sqft			400	456	440
Prior Land	\$23,900				
Prior Total	\$140,000				
Comp Land Estimate	\$28,800	\$32,600	\$30,000	\$20,000	\$22,300
Sale Date		7/19/2018	1/3/2019	8/28/2018	6/15/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$192,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$209,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$90.71
Total Adj Factors	\$116,700	\$134,300	\$128,100	\$100,400	\$106,500
Adjusted Sale Price		\$254,200	\$235,400	\$200,100	\$220,100
Comparable Estimate	\$226,400 (\$98.01/SFLA)				\$84,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-3	114.09-4-28	103.17-1-28	114.02-5-11	114.12-1-7.112
Owner	Post, Martin	Lawal, Wasiu	Izydorczak, Eugene	Kadish, Courtney N	Lounsbury, Joseph C
Address	1430 Como Park Blvd	26 Park St	3821 Broadway St	173 Messer Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 435	42 x 150	65 x 530	100 x 332	110 x 319
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1935 / 0	1926 / 0	1937 / 0	1955 / 0	1954 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.7	2.0	2.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1120	1114	840	1456	1314
2nd Sty Area	0	396	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240
SFLA	1450	1510	1680	1456	1314
Att/Det Gar Sqft	680	440	672	832	440
Prior Land	\$34,700				
Prior Total	\$98,000				
Comp Land Estimate	\$42,100	\$18,600	\$32,900	\$41,400	\$43,600
Sale Date		10/23/2019	1/28/2019	5/13/2019	8/12/2020
Sale Price		\$133,500	\$70,000	\$165,000	\$200,000
Time Adj Sale Price		\$136,200	\$73,500	\$171,100	\$200,000
TADJSP/SQFT		\$90.20	\$43.75	\$117.51	\$152.21
Total Adj Factors	\$75,200	\$80,900	\$30,300	\$102,300	\$107,900
Adjusted Sale Price		\$130,500	\$118,400	\$144,000	\$167,300
Comparable Estimate	\$140,200 (\$96.69/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-52	114.02-4-48	114.09-6-1	114.20-1-9	114.20-2-20
Owner	Krakowiak Jason F	Hawthorne-Greer, Keris	Roman, Brendan P	Grady, Bart M	Gangloff, Chad T
Address	1433 Como Park Blvd	1339 Borden Rd	55 Center Ave	20 Sebring Dr	1461 Losson Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	76 x 343	75 x 181	85 x 120	61 x 113	60 x 145
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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1994 / 0	1971 / 0	1969 / 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 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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1149	1184	1180	1157
2nd Sty Area	1134	1134	1240	1136	1157
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2226	2283	2424	2316	2314
Att/Det Gar Sqft			400	456	440
Prior Land	\$29,700				
Prior Total	\$150,000				
Comp Land Estimate	\$35,300	\$32,600	\$30,000	\$20,000	\$22,300
					\$17,600
Sale Date		7/19/2018	1/3/2019	8/28/2018	6/15/2018
Sale Price		\$250,000	\$235,000	\$170,000	\$192,000
Time Adj Sale Price		\$271,800	\$246,800	\$183,800	\$209,900
TADJSP/SQFT		\$119.05	\$101.82	\$79.36	\$90.71
					\$82.00
Total Adj Factors	\$118,100	\$134,300	\$128,100	\$100,400	\$106,500
Adjusted Sale Price		\$255,600	\$236,800	\$201,500	\$221,500
					\$84,300
Comparable Estimate	\$227,800	(\$102.34/SFLA)			\$223,800

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-53	114.02-4-48	114.09-6-1	114.20-3-31	114.20-1-14
Owner	Costantino, Edward	Hawthorne-Greer, Keris	Roman, Brendan P	Singh Saini, Tarunvir	Mesko, Michael D
Address	1441 Como Park Blvd	1339 Borden Rd	55 Center Ave	85 Sebring Dr	40 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	76 x 343	75 x 181	85 x 120	50 x 115	60 x 127
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	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1988 / 0	1994 / 0	1971 / 0	1972 / 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 100	C Average 90
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	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6
Full/Half Baths	3 / 0	3 / 0	2 / 0	3 / 0	3 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	1258	1149	1184	1066	1045
2nd Sty Area	1258	1134	1240	1443	1395
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2516	2283	2424	2509	2440
Att/Det Gar Sqft	528		400	520	484
Prior Land	\$29,700				
Prior Total	\$165,000				
Comp Land Estimate	\$35,300	\$32,600	\$30,000	\$17,100	\$21,000
Sale Date		7/19/2018	1/3/2019	8/10/2018	6/24/2019
Sale Price		\$250,000	\$235,000	\$166,200	\$201,000
Time Adj Sale Price		\$271,800	\$246,800	\$179,700	\$207,700
TADJSP/SQFT		\$119.05	\$101.82	\$71.62	\$85.12
Total Adj Factors	\$134,900	\$134,300	\$128,100	\$108,600	\$113,300
Adjusted Sale Price		\$272,400	\$253,600	\$206,000	\$229,300
Comparable Estimate	\$237,400 (\$94.36/SFLA)				\$90,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-2	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Habitzruther, Brian A	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	1449 Como Park Blvd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 343	100 x 337	100 x 400	75 x 112	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	752	738	906	1080	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0
SFLA	1278	1089	1585	1620	1210
Att/Det Gar Sqft	1,040	200	220	520	832
Prior Land	\$34,400				
Prior Total	\$119,000				
Comp Land Estimate	\$41,500	\$41,400	\$41,900	\$26,700	\$32,900
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51
Total Adj Factors	\$97,000	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$164,900	\$173,300	\$196,400	\$158,300
Comparable Estimate	\$176,400 (\$138.03/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-4	114.08-3-3	114.07-5-1	114.02-4-18	114.02-6-22
Owner	Post Martin R	Hanagan, Jack	DeGeorge, Bilyana	Gawel, Christianne E	Nati, Andrew J
Address	1450 Como Park Blvd	45 Keicher Rd	48 Old Stone Rd	208 Messer Ave	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 435	112 x 109	90 x 130	100 x 325	71 x 122
Building Style	08 Old style	03 Split level	05 Colonial	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 1979	1962 / 0	1974 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	1.0	2.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 2	3 Partial 0	4 Full 2	3 Partial 2
1st Sty Area	1176	1626	1143	1680	1723
2nd Sty Area	1176	0	1192	0	0
Fin Bsmt/Fin Rec Rm	0 0	706 0	0 0	504 0	300 0
SFLA	2352	2332	2335	2184	2023
Att/Det Gar Sqft	660		528		
Prior Land	\$34,700				
Prior Total	\$160,000				
Comp Land Estimate	\$42,100	\$33,300	\$32,100	\$41,400	\$26,900
					\$30,000
Sale Date		7/28/2020	8/7/2020	10/12/2018	9/11/2018
Sale Price		\$230,000	\$254,000	\$227,000	\$222,000
Time Adj Sale Price		\$230,000	\$254,000	\$242,600	\$238,600
TADJSP/SQFT		\$98.63	\$108.78	\$111.08	\$117.94
					\$101.40
Total Adj Factors	\$109,800	\$136,800	\$142,400	\$135,300	\$120,300
Adjusted Sale Price		\$203,000	\$221,400	\$217,100	\$228,100
					\$111,500
Comparable Estimate	\$217,100 (\$92.3/SFLA)				\$216,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-3	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	114.12-1-7.112
Owner	Pieszala, Melanie	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Lounsbury, Joseph C
Address	1457 Como Park Blvd	1221 Borden Rd	1221 Como Park Blvd	60 Park Ave	963 Borden Rd	1316 Borden 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	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 343	100 x 337	100 x 400	75 x 112	100 x 217	110 x 319
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1954 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	750	738	906	1080	820	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 0	0 240
SFLA	1125	1089	1585	1620	1210	1314
Att/Det Gar Sqft	400	200	220	520	832	440
Prior Land	\$34,400					
Prior Total	\$106,000					
Comp Land Estimate	\$41,500	\$41,400	\$41,900	\$26,700	\$32,900	\$43,600
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	8/12/2020
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$200,000
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$200,000
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$152.21
Total Adj Factors	\$82,400	\$78,000	\$54,100	\$122,700	\$94,200	\$107,900
Adjusted Sale Price		\$150,300	\$158,700	\$181,800	\$143,700	\$174,500
Comparable Estimate	\$161,800 (\$143.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-5	114.02-5-11	114.12-1-7.112	114.02-4-8	114.02-6-7.1
Owner	Kozoduj, Lorraine	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Faraj, Salam M
Address	1458 Como Park Blvd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 435	100 x 332	110 x 319	100 x 325	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1954 / 0	1973 / 0	1976 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1475	1456	1314	1676	1708
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300
SFLA	1475	1456	1314	1676	1708
Att/Det Gar Sqft	572	832	440	572	529
Prior Land	\$34,700				
Prior Total	\$142,000				
Comp Land Estimate	\$42,100	\$41,400	\$43,600	\$41,400	\$30,100
Sale Date		5/13/2019	8/12/2020	1/14/2020	10/10/2018
Sale Price		\$165,000	\$200,000	\$195,000	\$177,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$189,200
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$110.77
Total Adj Factors	\$119,800	\$102,300	\$107,900	\$131,200	\$121,000
Adjusted Sale Price		\$188,600	\$211,900	\$185,600	\$188,000
Comparable Estimate	\$192,700 (\$130.64/SFLA)				\$96,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-6	114.02-4-25	114.12-1-26.1	114.16-6-12	114.07-5-1
Owner	Jaroszewski, John J Jr	Strayer, Kaleb	Tran, Tam T	Konst, Jeremy	DeGeorge, Bilyana
Address	1470 Como Park Blvd	10 Strasmer Rd	4 Deer Trl	27 Brookedge Rd	48 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 435	179 x 168	85 x 126	83 x 300	90 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1984 / 0	1978 / 0	1979 / 0	1974 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	4	4
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1232	1722	1686	1640	1143
2nd Sty Area	1456	648	1060	1109	1192
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 0
SFLA	2688	2670	2746	2749	2682
Att/Det Gar Sqft	616	576	418	400	528
Prior Land	\$34,700				
Prior Total	\$207,500				
Comp Land Estimate	\$42,100	\$50,800	\$30,700	\$37,200	\$39,900
Sale Date		9/30/2019	5/14/2018	10/15/2018	6/4/2018
Sale Price		\$264,800	\$227,000	\$310,000	\$295,000
Time Adj Sale Price		\$271,000	\$249,600	\$331,300	\$322,500
TADJSP/SQFT		\$101.50	\$90.90	\$120.52	\$120.25
Total Adj Factors	\$161,300	\$167,700	\$163,000	\$199,100	\$207,000
Adjusted Sale Price		\$264,600	\$247,900	\$293,500	\$276,800
Comparable Estimate	\$271,100 (\$100.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-7	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Reger, Anthony M	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	1476 Como Park Blvd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 435	100 x 337	75 x 112	100 x 400	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1950 / 0	1955 / 0	1952 / 0	1946 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	872	738	1080	906	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1232	1089	1620	1585	1210
Att/Det Gar Sqft	280	200	520	220	832
Prior Land	\$34,700				
Prior Total	\$114,000				
Comp Land Estimate	\$42,100	\$41,400	\$26,700	\$41,900	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$128.51
Total Adj Factors	\$88,900	\$78,000	\$122,700	\$54,100	\$94,200
Adjusted Sale Price		\$156,800	\$188,300	\$165,200	\$150,200
Comparable Estimate	\$168,300 (\$136.61/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-1	114.07-5-1	114.02-4-25	114.07-6-12	114.16-7-7
Owner	Orzechowski Mark	DeGeorge, Bilyana	Strayer, Kaleb	Abdulla, Abdulhafed M	Skonecki, John M
Address	1485 Como Park Blvd	48 Old Stone Rd	10 Strasmer Rd	35 Honorine Dr	11 Beaverbrook Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	80 x 160	90 x 130	179 x 168	80 x 130	147 x 193
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1974 / 0	1984 / 0	1975 / 0	1972 / 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 90	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
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	4
Full/Half Baths	3 / 0	2 / 1	3 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1272	1143	1722	1188	1090
2nd Sty Area	1176	1192	648	960	1266
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	2448	2335	2670	2148	2356
Att/Det Gar Sqft	264 672	528	576	230	399
Prior Land	\$27,400				
Prior Total	\$200,000				
Comp Land Estimate	\$32,800	\$32,100	\$50,800	\$30,000	\$48,000
Sale Date		8/7/2020	9/30/2019	12/3/2019	8/2/2019
Sale Price		\$254,000	\$264,800	\$214,900	\$295,000
Time Adj Sale Price		\$254,000	\$271,000	\$217,800	\$302,900
TADJSP/SQFT		\$108.78	\$101.50	\$101.40	\$130.45
Total Adj Factors	\$151,200	\$142,400	\$167,700	\$111,500	\$166,500
Adjusted Sale Price		\$262,800	\$254,500	\$257,500	\$287,600
Comparable Estimate	\$268,100 (\$109.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-8	114.02-4-8	114.02-6-7.1	114.02-5-11	114.12-1-7.112
Owner	Peters Family Trust	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Lounsbury, Joseph C
Address	1486 Como Park Blvd	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 435	100 x 325	70 x 160	100 x 332	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1969 / 0	1973 / 0	1976 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
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	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	3 Partial 0	4 Full 0
1st Sty Area	1549	1676	1708	1456	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 240
SFLA	1549	1676	1708	1456	1314
Att/Det Gar Sqft	483	572	529	832	440
Prior Land	\$34,700				
Prior Total	\$135,000				
Comp Land Estimate	\$42,100	\$41,400	\$30,100	\$41,400	\$43,600
					\$24,500
Sale Date		1/14/2020	10/10/2018	5/13/2019	8/12/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$200,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$200,000
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$152.21
					\$123.14
Total Adj Factors	\$119,100	\$131,200	\$121,000	\$102,300	\$107,900
Adjusted Sale Price		\$184,900	\$187,300	\$187,900	\$211,200
					\$97,100
Comparable Estimate	\$191,100 (\$123.37/SFLA)				\$184,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-2	115.05-4-8	114.11-2-1	114.02-4-36	114.02-7-39
Owner	Kasprzak, Mark F	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Jacus, Megan O'Brien
Address	1487 Como Park Blvd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	80 x 159	75 x 112	100 x 400	100 x 337	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1951 / 0	1955 / 0	1952 / 0	1950 / 0	1974 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.0
Bedrooms	3	4	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	2 Crawl 0	4 Full 2
1st Sty Area	1251	1080	906	738	1726
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 0
SFLA	1773	1620	1585	1089	1726
Att/Det Gar Sqft	280	520	220	200	
Prior Land	\$27,400				
Prior Total	\$134,000				
Comp Land Estimate	\$32,700	\$26,700	\$41,900	\$41,400	\$24,000
Sale Date		5/3/2018	8/28/2019	10/31/2019	3/16/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$210,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$233,500
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$135.28
Total Adj Factors	\$107,800	\$122,700	\$54,100	\$78,000	\$102,500
Adjusted Sale Price		\$207,200	\$184,100	\$175,700	\$238,800
Comparable Estimate	\$196,400 (\$110.77/SFLA)				\$121,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-9.1	114.12-1-26.1	114.16-6-12	114.02-4-25	114.06-2-59
Owner	Phaphanthong Khamva	Hepp, Christopher	Konst, Jeremy	Strayer, Kaleb	Tran, Tam T
Address	1490 Como Park Blvd	24 Woodside Ln	27 Brookedge Rd	10 Strasmer Rd	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 435	83 x 300	100 x 200	179 x 168	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2006 / 2006	1979 / 0	1975 / 0	1984 / 0	1978 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	B Good	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1544	1640	1559	1722	1686
2nd Sty Area	1269	1109	1123	648	1060
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 500	0 0	0 500
SFLA	2813	2749	2682	2670	2746
Att/Det Gar Sqft	464	400	528	576	418
Prior Land	\$34,700				
Prior Total	\$257,000				
Comp Land Estimate	\$42,100	\$37,200	\$39,900	\$50,800	\$30,700
					\$48,000
Sale Date		10/15/2018	6/4/2018	9/30/2019	5/14/2018
Sale Price		\$310,000	\$295,000	\$264,800	\$227,000
Time Adj Sale Price		\$331,300	\$322,500	\$271,000	\$249,600
TADJSP/SQFT		\$120.52	\$120.25	\$101.50	\$90.90
					\$130.45
Total Adj Factors	\$236,100	\$199,100	\$207,000	\$167,700	\$163,000
Adjusted Sale Price		\$368,300	\$351,600	\$339,400	\$322,700
					\$166,500
Comparable Estimate	\$350,900 (\$124.74/SFLA)				\$372,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-5-7	114.09-4-28	103.17-1-28	115.05-4-8	114.02-6-7.1	114.02-4-8
Owner	Berry, Bradford	Lawal, Wasiu	Izydorczak, Eugene	Krygier, Andrew	Faraj, Salam M	Jezewicz, Kim M
Address	1491 Como Park Blvd	26 Park St	3821 Broadway St	60 Park Ave	16 Cromwell Dr	156 Messer 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	123	123	123	123	123	123
School Code	143007	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 544	42 x 150	65 x 530	75 x 112	70 x 160	100 x 325
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1955 / 0	1976 / 0	1973 / 0
Condition	4 Good	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	2 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	1.5	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	1114	840	1080	1708	1676
2nd Sty Area	432	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 300	0 0
SFLA	1709	1510	1680	1620	1708	1676
Att/Det Gar Sqft		440	672	520	529	572
Prior Land	\$30,600					
Prior Total	\$120,000					
Comp Land Estimate	\$37,700	\$18,600	\$32,900	\$26,700	\$30,100	\$41,400
Sale Date		10/23/2019	1/28/2019	5/3/2018	10/10/2018	1/14/2020
Sale Price		\$133,500	\$70,000	\$202,000	\$177,000	\$195,000
Time Adj Sale Price		\$136,200	\$73,500	\$222,100	\$189,200	\$197,000
TADJSP/SQFT		\$90.20	\$43.75	\$137.10	\$110.77	\$117.54
Total Adj Factors	\$102,000	\$80,900	\$30,300	\$122,700	\$121,000	\$131,200
Adjusted Sale Price		\$157,300	\$145,200	\$201,400	\$170,200	\$167,800
Comparable Estimate	\$168,400 (\$98.54/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-6-9.22	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Nowak, Stanley	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	1494 Como Park Blvd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	95 x 350	100 x 337	75 x 112	100 x 400	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1950 / 0	1955 / 0	1952 / 0	1946 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	2	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1312	738	1080	906	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1312	1089	1620	1585	1210
Att/Det Gar Sqft	576	200	520	220	832
Prior Land	\$33,400				
Prior Total	\$110,000				
Comp Land Estimate	\$40,400	\$41,400	\$26,700	\$41,900	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$128.51
Total Adj Factors	\$95,300	\$78,000	\$122,700	\$54,100	\$94,200
Adjusted Sale Price		\$163,200	\$194,700	\$171,600	\$156,600
Comparable Estimate	\$174,700 (\$133.16/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-8	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Ertel, Carlton J	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	1495 Como Park Blvd	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	80 x 544	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1008	971	1089	884	994
2nd Sty Area	648	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1656	1688	1880	1950	1980
Att/Det Gar Sqft	517	420	456	286	380
Prior Land	\$30,600				
Prior Total	\$150,000				
Comp Land Estimate	\$37,700	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$113,800	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$216,700	\$234,300	\$232,000	\$219,600
Comparable Estimate	\$224,500 (\$135.57/SFLA)				\$111,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-33.1	114.12-1-26.1	114.16-7-36	114.16-6-12	114.07-5-19
Owner	S.E. Community Work C	Hepp, Christopher	Ashbery, Andreas C	Konst, Jeremy	Robson, Timothy M
Address	1504 Como Park Blvd	24 Woodside Ln	86 Brookedge Rd	27 Brookedge Rd	1190 Como Park Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 525	83 x 300	120 x 189	100 x 200	100 x 135
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1979 / 0	1976 / 0	1975 / 0	1984 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	B Good	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	3	3	4
Full/Half Baths	4 / 0	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1544	1640	1630	1559	1656
2nd Sty Area	1517	1109	1758	1123	1959
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 500	0 0
SFLA	3061	2749	3388	2682	3615
Att/Det Gar Sqft	484	400	624	528	600
Prior Land	\$29,700				
Prior Total	\$265,000				
Comp Land Estimate	\$36,000	\$37,200	\$43,500	\$39,900	\$34,700
Sale Date		10/15/2018	7/9/2018	6/4/2018	7/29/2019
Sale Price		\$310,000	\$287,000	\$295,000	\$325,000
Time Adj Sale Price		\$331,300	\$312,000	\$322,500	\$334,800
TADJSP/SQFT		\$120.52	\$92.09	\$120.25	\$92.61
Total Adj Factors	\$270,400	\$199,100	\$224,000	\$207,000	\$229,700
Adjusted Sale Price		\$402,600	\$358,400	\$385,900	\$373,700
Comparable Estimate	\$379,200 (\$123.88/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-1	114.12-1-7.112	115.05-6-8	114.02-5-11	114.02-4-42	114.07-10-1
Owner	Jakubowicz David A	Lounsbury, Joseph C	Antonio, Kari A	Kadish, Courtney N	Austin, Cheryl A	Iannello, Matthew
Address	1505 Como Park Blvd	1316 Borden Rd	5162 Transit Rd	173 Messer Ave	1283 Borden Rd	51 Wyndmoor Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	140 x 200	110 x 319	40 x 214	100 x 332	100 x 337	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1956 / 0	1954 / 0	1942 / 0	1955 / 0	1960 / 0	1976 / 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 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	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	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1058	1314	940	1456	1152	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 513	0 240	0 0	0 0	0 400	0 350
SFLA	1058	1314	940	1456	1152	1040
Att/Det Gar Sqft	484	440	405	832	400	308
Prior Land	\$40,600					
Prior Total	\$118,000					
Comp Land Estimate	\$47,500	\$43,600	\$19,600	\$41,400	\$41,400	\$32,100
Sale Date		8/12/2020	4/26/2019	5/13/2019	8/7/2019	2/27/2020
Sale Price		\$200,000	\$135,000	\$165,000	\$205,000	\$165,500
Time Adj Sale Price		\$200,000	\$140,400	\$171,100	\$210,500	\$166,900
TADJSP/SQFT		\$152.21	\$149.36	\$117.51	\$182.73	\$160.48
Total Adj Factors	\$97,700	\$107,900	\$68,500	\$102,300	\$112,300	\$87,100
Adjusted Sale Price		\$189,800	\$169,600	\$166,500	\$195,900	\$177,500
Comparable Estimate	\$179,900 (\$170.04/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-33.2	115.05-6-8	114.12-1-7.112	114.02-5-11	114.02-4-42
Owner	Detras, Doris	Antonio, Kari A	Lounsbury, Joseph C	Kadish, Courtney N	Austin, Cheryl A
Address	1510 Como Park Blvd	5162 Transit Rd	1316 Borden Rd	173 Messer Ave	1283 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	137 x 540	40 x 214	110 x 319	100 x 332	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1954 / 0	1942 / 0	1954 / 0	1955 / 0	1960 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	912	940	1314	1456	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 400
SFLA	912	940	1314	1456	1152
Att/Det Gar Sqft	484	405	440	832	400
Prior Land	\$41,900				
Prior Total	\$110,000				
Comp Land Estimate	\$50,400	\$19,600	\$43,600	\$41,400	\$41,400
					\$32,100
Sale Date		4/26/2019	8/12/2020	5/13/2019	8/7/2019
Sale Price		\$135,000	\$200,000	\$165,000	\$205,000
Time Adj Sale Price		\$140,400	\$200,000	\$171,100	\$210,500
TADJSP/SQFT		\$149.36	\$152.21	\$117.51	\$182.73
					\$160.48
Total Adj Factors	\$90,900	\$68,500	\$107,900	\$102,300	\$112,300
Adjusted Sale Price		\$162,800	\$183,000	\$159,700	\$189,100
					\$87,100
Comparable Estimate	\$173,100 (\$189.8/SFLA)				\$170,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-3	114.12-1-7.112	114.02-5-11	115.05-13-27	114.02-4-42	114.07-9-14
Owner	Finken, Timothy M	Lounsbury, Joseph C	Kadish, Courtney N	Liberti, Joseph M	Austin, Cheryl A	Palermo, Salvatore
Address	1515 Como Park Blvd	1316 Borden Rd	173 Messer Ave	11 Harvest Ln	1283 Borden Rd	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	163 x 293	110 x 319	100 x 332	72 x 100	100 x 337	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1955 / 0	1983 / 0	1960 / 0	1973 / 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 110	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1314	1456	1318	1152	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 400	0 0
SFLA	1288	1314	1456	1318	1152	1358
Att/Det Gar Sqft	680	440	832	440	400	504
Prior Land	\$46,300					
Prior Total	\$110,000					
Comp Land Estimate	\$52,600	\$43,600	\$41,400	\$24,500	\$41,400	\$29,400
Sale Date		8/12/2020	5/13/2019	4/25/2020	8/7/2019	8/12/2019
Sale Price		\$200,000	\$165,000	\$161,500	\$205,000	\$162,000
Time Adj Sale Price		\$200,000	\$171,100	\$162,300	\$210,500	\$166,300
TADJSP/SQFT		\$152.21	\$117.51	\$123.14	\$182.73	\$122.46
Total Adj Factors	\$113,300	\$107,900	\$102,300	\$97,100	\$112,300	\$96,700
Adjusted Sale Price		\$205,400	\$182,100	\$178,500	\$211,500	\$182,900
Comparable Estimate	\$192,100 (\$149.15/SFLA)					



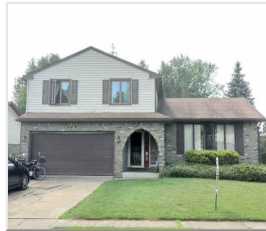
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-4	114.07-8-11	114.02-8-41	114.07-6-12	114.07-4-16	114.07-9-3
Owner	Corcoran, Dennis T	Trumble, Brett	Tyson, Cynthia	Abdulla, Abdulhafed M	Diebold, Patrick W	Louie, Landon C
Address	1521 Como Park Blvd	32 Old Stone Rd	15 Irondale Dr	35 Honorine Dr	83 Old Stone Rd	295 Rowley 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	123	123	123	123	123	123
School Code	143007	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 150	72 x 133	75 x 130	80 x 130	85 x 130	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 0	1974 / 0	1978 / 0	1975 / 0	1977 / 0	1975 / 0
Condition	3 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	2 / 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	916	884	971	1188	1089	994
2nd Sty Area	1115	1066	717	960	791	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 300
SFLA	2031	1950	1688	2148	1880	1980
Att/Det Gar Sqft	208	286	420	230	456	380
Prior Land	\$20,500					
Prior Total	\$140,000					
Comp Land Estimate	\$26,600	\$28,300	\$28,700	\$30,000	\$31,200	\$28,600
Sale Date		3/2/2018	1/22/2020	12/3/2019	6/25/2018	8/6/2020
Sale Price		\$206,000	\$205,000	\$214,900	\$221,500	\$230,000
Time Adj Sale Price		\$229,000	\$207,100	\$217,800	\$242,200	\$230,000
TADJSP/SQFT		\$117.44	\$122.69	\$101.40	\$128.83	\$116.16
Total Adj Factors	\$112,000	\$110,800	\$104,200	\$111,500	\$121,700	\$124,200
Adjusted Sale Price		\$230,200	\$214,900	\$218,300	\$232,500	\$217,800
Comparable Estimate	\$222,700 (\$109.65/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	114.08-5-32	114.02-5-11	114.02-4-8	115.05-13-27	114.02-6-7.1	114.12-1-7.112
Owner	Kasinski, Dorothy J	Kadish, Courtney N	Jezewicz, Kim M	Liberti, Joseph M	Faraj, Salam M	Lounsbury, Joseph C
Address	1522 Como Park Blvd	173 Messer Ave	156 Messer Ave	11 Harvest Ln	16 Cromwell Dr	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 250	100 x 332	100 x 325	72 x 100	70 x 160	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1955 / 0	1973 / 0	1983 / 0	1976 / 0	1954 / 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	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1456	1456	1676	1318	1708	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 240
SFLA	1456	1456	1676	1318	1708	1314
Att/Det Gar Sqft	484	832	572	440	529	440
Prior Land	\$27,100					
Prior Total	\$135,000					
Comp Land Estimate	\$32,900	\$41,400	\$41,400	\$24,500	\$30,100	\$43,600
Sale Date		5/13/2019	1/14/2020	4/25/2020	10/10/2018	8/12/2020
Sale Price		\$165,000	\$195,000	\$161,500	\$177,000	\$200,000
Time Adj Sale Price		\$171,100	\$197,000	\$162,300	\$189,200	\$200,000
TADJSP/SQFT		\$117.51	\$117.54	\$123.14	\$110.77	\$152.21
Total Adj Factors	\$110,900	\$102,300	\$131,200	\$97,100	\$121,000	\$107,900
Adjusted Sale Price		\$179,700	\$176,700	\$176,100	\$179,100	\$203,000
Comparable Estimate	\$182,900 (\$125.62/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-30.1	114.02-5-11	114.12-1-7.112	114.02-4-8	114.02-6-7.1	115.05-13-27
Owner	Miller Gerard	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Faraj, Salam M	Liberti, Joseph M
Address	1526 Como Park Blvd	173 Messer Ave	1316 Borden Rd	156 Messer Ave	16 Cromwell Dr	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	142 x 200	100 x 332	110 x 319	100 x 325	70 x 160	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1954 / 0	1973 / 0	1976 / 0	1983 / 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	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	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1505	1456	1314	1676	1708	1318
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300	0 0
SFLA	1505	1456	1314	1676	1708	1318
Att/Det Gar Sqft		832	440	572	529	440
Prior Land	\$41,000					
Prior Total	\$140,000					
Comp Land Estimate	\$47,800	\$41,400	\$43,600	\$41,400	\$30,100	\$24,500
Sale Date		5/13/2019	8/12/2020	1/14/2020	10/10/2018	4/25/2020
Sale Price		\$165,000	\$200,000	\$195,000	\$177,000	\$161,500
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$189,200	\$162,300
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$110.77	\$123.14
Total Adj Factors	\$101,900	\$102,300	\$107,900	\$131,200	\$121,000	\$97,100
Adjusted Sale Price		\$170,700	\$194,000	\$167,700	\$170,100	\$167,100
Comparable Estimate	\$173,900 (\$115.55/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-5	115.05-6-8	115.05-13-27	114.07-10-1	114.12-1-7.112
Owner	Bommer, Gary D	Antonio, Kari A	Liberti, Joseph M	Iannello, Matthew	Lounsbury, Joseph C
Address	1527 Como Park Blvd	5162 Transit Rd	11 Harvest Ln	51 Wyndmoor Ct	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 150	40 x 214	72 x 100	106 x 108	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1942 / 0	1983 / 0	1976 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	940	1318	1040	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 350	0 240
SFLA	960	940	1318	1040	1314
Att/Det Gar Sqft		405	440	308	440
Prior Land	\$20,500				
Prior Total	\$95,000				
Comp Land Estimate	\$26,600	\$19,600	\$24,500	\$32,100	\$43,600
Sale Date		4/26/2019	4/25/2020	2/27/2020	8/12/2020
Sale Price		\$135,000	\$161,500	\$165,500	\$200,000
Time Adj Sale Price		\$140,400	\$162,300	\$166,900	\$200,000
TADJSP/SQFT		\$149.36	\$123.14	\$160.48	\$152.21
Total Adj Factors	\$73,300	\$68,500	\$97,100	\$87,100	\$107,900
Adjusted Sale Price		\$145,200	\$138,500	\$153,100	\$165,400
Comparable Estimate	\$154,700 (\$161.15/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-29	114.02-6-7.1	114.02-7-39	114.02-8-41	114.02-4-8
Owner	Kandefer, David A	Faraj, Salam M	Jacus, Megan O'Brien	Tyson, Cynthia	Jezewicz, Kim M
Address	1534 Como Park Blvd	16 Cromwell Dr	87 Cromwell Dr	15 Irondale Dr	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	113 x 156	70 x 160	60 x 120	75 x 130	100 x 325
Building Style	14 other	01 Ranch	03 Split level	05 Colonial	01 Ranch
Exterior Wall	04 Composition	01 Wood	04 Composition	04 Composition	02 Brick
Year Built/Eff Yr Built	1956 / 0	1976 / 0	1974 / 0	1978 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.5	1.0	1.0	2.0	1.0
Bedrooms	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 2	4 Full 0	4 Full 0
1st Sty Area	1632	1708	1726	971	1676
2nd Sty Area	0	0	0	717	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1734	1708	1726	1688	1676
Att/Det Gar Sqft	484	529		420	572
Prior Land	\$32,700				
Prior Total	\$135,000				
Comp Land Estimate	\$39,500	\$30,100	\$24,000	\$28,700	\$41,400
Sale Date		10/10/2018	3/16/2018	1/22/2020	1/14/2020
Sale Price		\$177,000	\$210,000	\$205,000	\$195,000
Time Adj Sale Price		\$189,200	\$233,500	\$207,100	\$197,000
TADJSP/SQFT		\$110.77	\$135.28	\$122.69	\$117.54
Total Adj Factors	\$102,700	\$121,000	\$102,500	\$104,200	\$131,200
Adjusted Sale Price		\$170,900	\$233,700	\$205,600	\$168,500
Comparable Estimate	\$195,400 (\$112.69/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-8	115.05-4-8	114.11-2-1	114.02-4-36	125.08-9-9	114.02-6-7.1
Owner	Turner, Crystal	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Faraj, Salam M
Address	1535 Como Park Blvd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	640 Borden Rd	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	116 x 260	75 x 112	100 x 400	100 x 337	152 x 283	70 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1944 / 0	1955 / 0	1952 / 0	1950 / 0	1943 / 0	1976 / 0
Condition	3 Normal	4 Good	1 Poor	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.7	1.0
Bedrooms	2	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1000	1080	906	738	900	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 780	0 300
SFLA	1689	1620	1585	1089	1575	1708
Att/Det Gar Sqft	480	520	220	200	780	529
Prior Land	\$36,900					
Prior Total	\$140,000					
Comp Land Estimate	\$44,500	\$26,700	\$41,900	\$41,400	\$40,000	\$30,100
Sale Date		5/3/2018	8/28/2019	10/31/2019	2/2/2018	10/10/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$178,981	\$177,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$200,100	\$189,200
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$127.05	\$110.77
Total Adj Factors	\$105,800	\$122,700	\$54,100	\$78,000	\$125,100	\$121,000
Adjusted Sale Price		\$205,200	\$182,100	\$173,700	\$180,800	\$174,000
Comparable Estimate	\$183,200 (\$108.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-9-5.1	114.02-6-7.1	114.02-4-8	115.05-13-27	114.02-5-11
Owner	Rolling, Ronald W	Faraj, Salam M	Jezewicz, Kim M	Liberti, Joseph M	Kadish, Courtney N
Address	1550 Como Park Blvd	16 Cromwell Dr	156 Messer Ave	11 Harvest Ln	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	113 x 190	70 x 160	100 x 325	72 x 100	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1976 / 0	1973 / 0	1983 / 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 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	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1725	1708	1676	1318	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1725	1708	1676	1318	1456
Att/Det Gar Sqft	825	529	572	440	832
Prior Land	\$34,800				
Prior Total	\$168,000				
Comp Land Estimate	\$42,000	\$30,100	\$41,400	\$24,500	\$41,400
					\$26,700
Sale Date		10/10/2018	1/14/2020	4/25/2020	5/13/2019
Sale Price		\$177,000	\$195,000	\$161,500	\$165,000
Time Adj Sale Price		\$189,200	\$197,000	\$162,300	\$171,100
TADJSP/SQFT		\$110.77	\$117.54	\$123.14	\$117.51
					\$147.11
Total Adj Factors	\$140,000	\$121,000	\$131,200	\$97,100	\$102,300
Adjusted Sale Price		\$208,200	\$205,800	\$205,200	\$208,800
					\$142,200
Comparable Estimate	\$214,600 (\$124.41/SFLA)				\$245,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
143089	143089	143089	143089	143089	143089
115.05-8-7.1	115.05-7-5	114.02-6-7.1	114.02-4-48	114.02-4-8	114.08-1-20
Blamowski, Leonard Jr	Corbi, Joseph	Faraj, Salam M	Hawthorne-Greer, Keris	Jezewicz, Kim M	Hernandez, Richard G
1560 Como Park Blvd	1580 Como Park Blvd	16 Cromwell Dr	1339 Borden Rd	156 Messer Ave	19 Felber Ln
220 2 Family Res	220 2 Family Res	210 1 Family Res	220 2 Family Res	210 1 Family Res	220 2 Family Res
123	123	123	123	123	123
143007	143007	143007	143007	143007	143007
1	1	1	1	1	1
112 x 162	113 x 222	70 x 160	75 x 181	100 x 325	80 x 191
01 Ranch	01 Ranch	01 Ranch	12 Duplex	01 Ranch	03 Split level
03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
1965 / 0	1957 / 0	1976 / 0	1988 / 0	1973 / 0	1963 / 0
3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
0 / N	1 / N	1 / N	0 / N	0 / N	1 / Y
1.0	1.0	1.0	2.0	1.0	1.0
4	4	3	6	3	5
2 / 0	3 / 1	1 / 0	3 / 0	2 / 0	2 / 0
3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 2
1864	3160	1708	1149	1676	2588
0	0	0	1134	0	0
0 0	0 0	0 300	0 0	0 0	250 0
1864	3160	1708	2283	1676	2838
	528	529		572	
\$32,900					
\$160,000					
\$39,900	\$43,100	\$30,100	\$32,600	\$41,400	\$34,600
	9/13/2019	10/10/2018	7/19/2018	1/14/2020	6/26/2020
	\$220,000	\$177,000	\$250,000	\$195,000	\$236,000
	\$225,200	\$189,200	\$271,800	\$197,000	\$236,400
	\$71.27	\$110.77	\$119.05	\$117.54	\$83.30
\$121,400	\$176,800	\$121,000	\$134,300	\$131,200	\$153,600
	\$169,800	\$189,600	\$258,900	\$187,200	\$204,200
\$201,900 (\$108.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-1	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Ayres, Carmen N	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	1575 Como Park Blvd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 411	100 x 337	75 x 112	100 x 400	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1950 / 0	1955 / 0	1952 / 0	1946 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	833	738	1080	906	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1319	1089	1620	1585	1210
Att/Det Gar Sqft	576	200	520	220	832
Prior Land	\$34,700				
Prior Total	\$118,000				
Comp Land Estimate	\$41,900	\$41,400	\$26,700	\$41,900	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$128.51
Total Adj Factors	\$93,200	\$78,000	\$122,700	\$54,100	\$94,200
Adjusted Sale Price		\$161,100	\$192,600	\$169,500	\$154,500
Comparable Estimate	\$172,600 (\$130.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-8-6	114.02-6-7.1	114.02-4-8	115.05-13-27	114.02-5-11
Owner	Bottlinger, Lawrence J	Faraj, Salam M	Jezewicz, Kim M	Liberti, Joseph M	Kadish, Courtney N
Address	1576 Como Park Blvd	16 Cromwell Dr	156 Messer Ave	11 Harvest Ln	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	112 x 95	70 x 160	100 x 325	72 x 100	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1983 / 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 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	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1732	1708	1676	1318	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1732	1708	1676	1318	1456
Att/Det Gar Sqft	484	529	572	440	832
Prior Land	\$25,600				
Prior Total	\$150,000				
Comp Land Estimate	\$31,000	\$30,100	\$41,400	\$24,500	\$41,400
Sale Date		10/10/2018	1/14/2020	4/25/2020	5/13/2019
Sale Price		\$177,000	\$195,000	\$161,500	\$165,000
Time Adj Sale Price		\$189,200	\$197,000	\$162,300	\$171,100
TADJSP/SQFT		\$110.77	\$117.54	\$123.14	\$117.51
Total Adj Factors	\$126,500	\$121,000	\$131,200	\$97,100	\$102,300
Adjusted Sale Price		\$194,700	\$192,300	\$191,700	\$195,300
Comparable Estimate	\$201,100 (\$116.11/SFLA)				\$142,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-7-5	115.05-7-5	114.08-1-20	114.02-4-48	114.09-6-1
Owner	Corbi, Joseph	Corbi, Joseph	Hernandez, Richard G	Hawthorne-Greer, Keris	Roman, Brendan P
Address	1580 Como Park Blvd	1580 Como Park Blvd	19 Felber Ln	1339 Borden Rd	55 Center Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	113 x 222	113 x 222	80 x 191	75 x 181	85 x 120
Building Style	01 Ranch	01 Ranch	03 Split level	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1963 / 0	1988 / 0	1994 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	2.0
Bedrooms	4	4	5	6	4
Full/Half Baths	3 / 1	3 / 1	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 0	4 Full 0
1st Sty Area	3160	3160	2588	1149	1184
2nd Sty Area	0	0	0	1134	1240
Fin Bsmt/Fin Rec Rm	0 480	0 0	250 0	0 0	0 0
SFLA	3160	3160	2838	2283	2424
Att/Det Gar Sqft	528	528			400
Prior Land	\$35,800				
Prior Total	\$180,000				
Comp Land Estimate	\$43,100	\$43,100	\$34,600	\$32,600	\$30,000
Sale Date		9/13/2019	6/26/2020	7/19/2018	1/3/2019
Sale Price		\$220,000	\$236,000	\$250,000	\$235,000
Time Adj Sale Price		\$225,200	\$236,400	\$271,800	\$246,800
TADJSP/SQFT		\$71.27	\$83.30	\$119.05	\$101.82
Total Adj Factors	\$178,200	\$176,800	\$153,600	\$134,300	\$128,100
Adjusted Sale Price		\$226,600	\$261,000	\$315,700	\$296,900
Comparable Estimate	\$269,900 (\$85.41/SFLA)				\$108,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-2	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Borczynski, Brian J	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	1581 Como Park Blvd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	963 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	127	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 410	100 x 337	75 x 112	100 x 400	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1950 / 0	1955 / 0	1952 / 0	1946 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	784	738	1080	906	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	1267	1089	1620	1585	1210
Att/Det Gar Sqft	990	200	520	220	832
Prior Land	\$34,700				
Prior Total	\$113,000				
Comp Land Estimate	\$41,900	\$41,400	\$26,700	\$41,900	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$128.51
Total Adj Factors	\$96,700	\$78,000	\$122,700	\$54,100	\$94,200
Adjusted Sale Price		\$164,600	\$196,100	\$173,000	\$158,000
Comparable Estimate	\$176,100 (\$138.99/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-3	114.02-6-22	114.02-4-18	115.05-13-19	114.02-8-35
Owner	The People of the State	Nati, Andrew J	Gawel, Christianne E	Potozniak, Elizabeth M	Sumpter, Brandon
Address	1587 Como Park Blvd	40 Cromwell Dr	208 Messer Ave	6 Autumn Ln	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 409	71 x 122	100 x 325	73 x 100	70 x 130
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1975 / 0	1977 / 0	1979 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 396	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1687	1723	1680	1045	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	396 0	300 0	504 0	812 0	0 0
SFLA	2083	2023	2184	1857	1836
Att/Det Gar Sqft					
Prior Land	\$34,700				
Prior Total	\$172,000				
Comp Land Estimate	\$41,900	\$26,900	\$41,400	\$24,700	\$27,500
Sale Date		9/11/2018	10/12/2018	11/4/2020	9/5/2019
Sale Price		\$222,000	\$227,000	\$250,000	\$235,000
Time Adj Sale Price		\$238,600	\$242,600	\$250,000	\$240,500
TADJSP/SQFT		\$117.94	\$111.08	\$134.63	\$130.99
Total Adj Factors	\$132,000	\$120,300	\$135,300	\$111,300	\$114,900
Adjusted Sale Price		\$250,300	\$239,300	\$270,700	\$257,600
Comparable Estimate	\$253,900 (\$121.89/SFLA)				\$110,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-4	115.05-6-8	114.12-1-7.112	114.02-5-11	115.05-13-27
Owner	DeVincentis, Anthony J	Antonio, Kari A	Lounsbury, Joseph C	Kadish, Courtney N	Liberti, Joseph M
Address	1595 Como Park Blvd	5162 Transit Rd	1316 Borden Rd	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 408	40 x 214	110 x 319	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 1935	1942 / 0	1954 / 0	1955 / 0	1983 / 0
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	3 Hot wtr/stm 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	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1160	940	1314	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1160	940	1314	1456	1318
Att/Det Gar Sqft	736	405	440	832	440
Prior Land	\$34,700				
Prior Total	\$99,000				
Comp Land Estimate	\$41,900	\$19,600	\$43,600	\$41,400	\$24,500
Sale Date		4/26/2019	8/12/2020	5/13/2019	4/25/2020
Sale Price		\$135,000	\$200,000	\$165,000	\$161,500
Time Adj Sale Price		\$140,400	\$200,000	\$171,100	\$162,300
TADJSP/SQFT		\$149.36	\$152.21	\$117.51	\$123.14
Total Adj Factors	\$99,700	\$68,500	\$107,900	\$102,300	\$97,100
Adjusted Sale Price		\$171,600	\$191,800	\$168,500	\$164,900
Comparable Estimate	\$178,900 (\$154.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-10-5	114.02-4-25	114.16-6-12	114.12-1-26.1	114.07-5-1	114.06-2-59
Owner	O'Bara, David M	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	DeGeorge, Bilyana	Tran, Tam T
Address	1601 Como Park Blvd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	48 Old Stone Rd	4 Deer Trl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 407	179 x 168	100 x 200	83 x 300	90 x 130	85 x 126
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1984 / 0	1975 / 0	1979 / 0	1974 / 0	1978 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	4	4	4
Full/Half Baths	2 / 0	3 / 0	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1694	1722	1559	1640	1143	1686
2nd Sty Area	948	648	1123	1109	1192	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 0	0 500
SFLA	2642	2670	2682	2749	2335	2746
Att/Det Gar Sqft	576	576	528	400	528	418
Prior Land	\$34,700					
Prior Total	\$175,000					
Comp Land Estimate	\$41,900	\$50,800	\$39,900	\$37,200	\$32,100	\$30,700
Sale Date		9/30/2019	6/4/2018	10/15/2018	8/7/2020	5/14/2018
Sale Price		\$264,800	\$295,000	\$310,000	\$254,000	\$227,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$254,000	\$249,600
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$108.78	\$90.90
Total Adj Factors	\$140,800	\$167,700	\$207,000	\$199,100	\$142,400	\$163,000
Adjusted Sale Price		\$244,100	\$256,300	\$273,000	\$252,400	\$227,400
Comparable Estimate	\$250,600 (\$94.85/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-6	114.02-6-7.1	115.05-13-27	114.02-4-8	114.02-5-11
Owner	Kaczmarek, Tamila	Faraj, Salam M	Liberti, Joseph M	Jezewicz, Kim M	Kadish, Courtney N
Address	1607 Como Park Blvd	16 Cromwell Dr	11 Harvest Ln	156 Messer Ave	173 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	125 x 411	70 x 160	72 x 100	100 x 325	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1976 / 0	1983 / 0	1973 / 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 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / 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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1572	1708	1318	1676	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1572	1708	1318	1676	1456
Att/Det Gar Sqft	800	529	440	572	832
Prior Land	\$39,700				
Prior Total	\$150,000				
Comp Land Estimate	\$47,400	\$30,100	\$24,500	\$41,400	\$41,400
Sale Date		10/10/2018	4/25/2020	1/14/2020	5/13/2019
Sale Price		\$177,000	\$161,500	\$195,000	\$165,000
Time Adj Sale Price		\$189,200	\$162,300	\$197,000	\$171,100
TADJSP/SQFT		\$110.77	\$123.14	\$117.54	\$117.51
Total Adj Factors	\$130,400	\$121,000	\$97,100	\$131,200	\$102,300
Adjusted Sale Price		\$198,600	\$195,600	\$196,200	\$199,200
Comparable Estimate	\$202,400 (\$128.75/SFLA)				\$222,500

	<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	114.02-6-14	115.05-13-27	114.02-5-11	114.02-6-7.1	114.02-4-8	114.12-1-7.112
Owner	Brown, Willie	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Jezewicz, Kim M	Lounsbury, Joseph C
Address	8 Cromwell Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	156 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 120	72 x 100	100 x 332	70 x 160	100 x 325	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1955 / 0	1976 / 0	1973 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1394	1318	1456	1708	1676	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 460	0 0	0 0	0 300	0 0	0 240
SFLA	1394	1318	1456	1708	1676	1314
Att/Det Gar Sqft	440	440	832	529	572	440
Prior Land	\$21,800					
Prior Total	\$124,800					
Comp Land Estimate	\$26,400	\$24,500	\$41,400	\$30,100	\$41,400	\$43,600
Sale Date		4/25/2020	5/13/2019	10/10/2018	1/14/2020	8/12/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$195,000	\$200,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$197,000	\$200,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$117.54	\$152.21
Total Adj Factors	\$104,600	\$97,100	\$102,300	\$121,000	\$131,200	\$107,900
Adjusted Sale Price		\$169,800	\$173,400	\$172,800	\$170,400	\$196,700
Comparable Estimate	\$176,600 (\$126.69/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-15	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	McCluskey, Cathleen	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	12 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1719	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1719	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$21,800				
Prior Total	\$144,700				
Comp Land Estimate	\$26,400	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$103,500	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$234,500	\$199,300	\$229,100	\$223,200
Comparable Estimate	\$225,700 (\$131.3/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	114.02-6-7.1	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.07-8-8
Owner	Faraj, Salam M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Schmidt, Adam J
Address	16 Cromwell Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 160	70 x 160	100 x 325	100 x 332	72 x 100	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0	1974 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1708	1708	1676	1456	1318	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 0	0 0	0 0
SFLA	1708	1708	1676	1456	1318	1681
Att/Det Gar Sqft	529	529	572	832	440	462
Prior Land	\$28,900					
Prior Total	\$129,500					
Comp Land Estimate	\$30,100	\$30,100	\$41,400	\$41,400	\$24,500	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14	\$147.11
Total Adj Factors	\$121,000	\$121,000	\$131,200	\$102,300	\$97,100	\$142,200
Adjusted Sale Price		\$189,200	\$186,800	\$189,800	\$186,200	\$226,100
Comparable Estimate	\$195,600 (\$114.52/SFLA)					

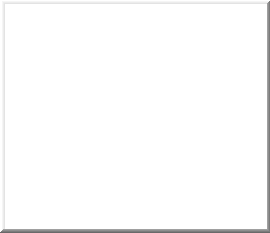


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-17	115.05-13-27	114.02-5-11	114.02-6-7.1	114.12-1-7.112	114.02-4-8
Owner	Codd, Christopher	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Lounsbury, Joseph C	Jezewicz, Kim M
Address	20 Cromwell Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	1316 Borden Rd	156 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	100 x 332	70 x 160	110 x 319	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1955 / 0	1976 / 0	1954 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1380	1318	1456	1708	1314	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240	0 0
SFLA	1380	1318	1456	1708	1314	1676
Att/Det Gar Sqft	462	440	832	529	440	572
Prior Land	\$18,500					
Prior Total	\$119,000					
Comp Land Estimate	\$24,000	\$24,500	\$41,400	\$30,100	\$43,600	\$41,400
Sale Date		4/25/2020	5/13/2019	10/10/2018	8/12/2020	1/14/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$200,000	\$195,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$200,000	\$197,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$152.21	\$117.54
Total Adj Factors	\$99,600	\$97,100	\$102,300	\$121,000	\$107,900	\$131,200
Adjusted Sale Price		\$164,800	\$168,400	\$167,800	\$191,700	\$165,400
Comparable Estimate	\$171,600 (\$124.35/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-18	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Anthon, Paul C	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	24 Cromwell Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1612	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1612	1708	1676	1456	1318
Att/Det Gar Sqft	200	529	572	832	440
Prior Land	\$18,500				
Prior Total	\$138,000				
Comp Land Estimate	\$24,000	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$113,700	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$181,900	\$179,500	\$182,500	\$178,900
Comparable Estimate	\$185,700 (\$115.2/SFLA)				\$205,800

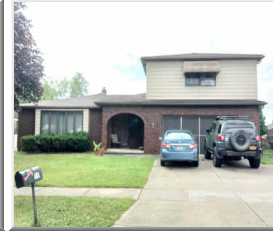
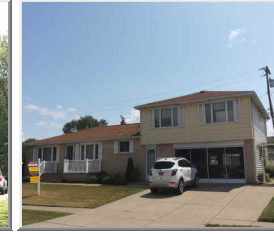
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-19	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Kotarski, Brian M	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	28 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	65 x 121	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1748	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1748	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$20,200				
Prior Total	\$137,000				
Comp Land Estimate	\$25,300	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$102,700	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$233,700	\$198,500	\$228,300	\$222,400
Comparable Estimate	\$224,900 (\$128.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-20	115.05-13-27	114.02-5-11	114.02-6-7.1	114.12-1-7.112
Owner	Wojdyla, Dale E	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Lounsbury, Joseph C
Address	32 Cromwell Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	1316 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	66 x 112	72 x 100	100 x 332	70 x 160	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1955 / 0	1976 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	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	1 / 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 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1380	1318	1456	1708	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240
SFLA	1380	1318	1456	1708	1314
Att/Det Gar Sqft	462	440	832	529	440
Prior Land	\$19,800				
Prior Total	\$125,000				
Comp Land Estimate	\$24,600	\$24,500	\$41,400	\$30,100	\$43,600
Sale Date		4/25/2020	5/13/2019	10/10/2018	8/12/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$200,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$200,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$152.21
Total Adj Factors	\$100,100	\$97,100	\$102,300	\$121,000	\$107,900
Adjusted Sale Price		\$165,300	\$168,900	\$168,300	\$192,200
Comparable Estimate	\$172,100 (\$124.71/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-2.1	114.08-3-3	114.02-4-18	114.02-6-22	114.07-4-15
Owner	McAdams, Shawn J	Hanagan, Jack	Gawel, Christianne E	Nati, Andrew J	Pankiv, Mykhaylo
Address	36 Cromwell Dr	45 Keicher Rd	208 Messer Ave	40 Cromwell Dr	87 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	.43	112 x 109	100 x 325	71 x 122	85 x 130
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	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1962 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average 700	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	2054	1626	1680	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	700 0	706 0	504 0	300 0	616 0
SFLA	2754	2332	2184	2023	2268
Att/Det Gar Sqft					
Prior Land	\$25,400				
Prior Total	\$204,550				
Comp Land Estimate	\$32,400	\$33,300	\$41,400	\$26,900	\$31,200
Sale Date		7/28/2020	10/12/2018	9/11/2018	10/24/2019
Sale Price		\$230,000	\$227,000	\$222,000	\$185,000
Time Adj Sale Price		\$230,000	\$242,600	\$238,600	\$188,700
TADJSP/SQFT		\$98.63	\$111.08	\$117.94	\$83.20
Total Adj Factors	\$157,100	\$136,800	\$135,300	\$120,300	\$107,700
Adjusted Sale Price		\$250,300	\$264,400	\$275,400	\$238,100
Comparable Estimate	\$262,200 (\$95.21/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-22	114.02-6-22	114.02-8-35	115.05-13-19	114.02-7-39
Owner	Nati, Andrew J	Nati, Andrew J	Sumpter, Brandon	Potozniak, Elizabeth M	Jacus, Megan O'Brien
Address	40 Cromwell Dr	40 Cromwell Dr	43 Irondale Dr	6 Autumn Ln	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	71 x 122	71 x 122	70 x 130	73 x 100	60 x 120
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	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1976 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1723	1723	1836	1680	1726
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 0	300 0	0 0	504 0	0 0
SFLA	2023	2023	1836	2184	1726
Att/Det Gar Sqft					
Prior Land	\$22,300				
Prior Total	\$162,600				
Comp Land Estimate	\$26,900	\$26,900	\$27,500	\$41,400	\$24,000
Sale Date		9/11/2018	9/5/2019	10/12/2018	11/4/2020
Sale Price		\$222,000	\$235,000	\$227,000	\$250,000
Time Adj Sale Price		\$238,600	\$240,500	\$242,600	\$250,000
TADJSP/SQFT		\$117.94	\$130.99	\$111.08	\$134.63
Total Adj Factors	\$120,300	\$120,300	\$114,900	\$135,300	\$102,500
Adjusted Sale Price		\$238,600	\$245,900	\$227,600	\$251,300
Comparable Estimate	\$244,500 (\$120.86/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-23	114.02-4-8	114.02-6-7.1	114.02-5-11	115.05-13-27	114.12-1-7.112
Owner	Berst Timothy	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M	Lounsbury, Joseph C
Address	44 Cromwell Dr	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	11 Harvest Ln	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 111	100 x 325	70 x 160	100 x 332	72 x 100	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1973 / 0	1976 / 0	1955 / 0	1983 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1580	1676	1708	1456	1318	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 240
SFLA	1580	1676	1708	1456	1318	1314
Att/Det Gar Sqft	440	572	529	832	440	440
Prior Land	\$20,800					
Prior Total	\$138,000					
Comp Land Estimate	\$25,500	\$41,400	\$30,100	\$41,400	\$24,500	\$43,600
Sale Date		1/14/2020	10/10/2018	5/13/2019	4/25/2020	8/12/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$161,500	\$200,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$162,300	\$200,000
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$123.14	\$152.21
Total Adj Factors	\$113,000	\$131,200	\$121,000	\$102,300	\$97,100	\$107,900
Adjusted Sale Price		\$178,800	\$181,200	\$181,800	\$178,200	\$205,100
Comparable Estimate	\$185,000 (\$117.09/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-1	114.08-1-20	125.12-7-15	114.02-4-48	103.05-13-2
Owner	Lebek, Daniel W	Hernandez, Richard G	Cumbo, Sarah M	Hawthorne-Greer, Keris	Rice, Peter J
Address	47 Cromwell Dr	19 Felber Ln	79 Lou Dr	1339 Borden Rd	75 Joseph St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	127	123	110
School Code	143007	143007	143007	143007	143002
Site No.	1	1	1	1	1
Land Size	120 x 85	80 x 191	73 x 105	75 x 181	75 x 100
Building Style	03 Split level	03 Split level	03 Split level	12 Duplex	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1963 / 0	1971 / 0	1988 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 912	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	1.0
Bedrooms	5	5	5	6	5
Full/Half Baths	2 / 1	2 / 0	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 0	3 Partial 2
1st Sty Area	1505	2588	1688	1149	2222
2nd Sty Area	0	0	0	1134	0
Fin Bsmt/Fin Rec Rm	912 0	250 0	792 690	0 0	210 0
SFLA	2417	2838	2480	2283	2432
Att/Det Gar Sqft					
Prior Land	\$25,600				
Prior Total	\$166,000				
Comp Land Estimate	\$30,700	\$34,600	\$21,000	\$32,600	\$17,300
Sale Date		6/26/2020	11/26/2018	7/19/2018	9/19/2019
Sale Price		\$236,000	\$169,500	\$250,000	\$215,000
Time Adj Sale Price		\$236,400	\$180,100	\$271,800	\$220,000
TADJSP/SQFT		\$83.30	\$72.62	\$119.05	\$90.46
Total Adj Factors	\$132,800	\$153,600	\$129,500	\$134,300	\$106,900
Adjusted Sale Price		\$215,600	\$183,400	\$270,300	\$245,900
Comparable Estimate	\$219,300 (\$90.73/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-24	114.02-6-38	114.02-7-39	114.07-4-8	114.02-8-35	114.02-9-26
Owner	Sniatecki David E & W	Witherspoon, Ronald	Jacus, Megan O'Brien	Doyle, Daniel M	Sumpter, Brandon	Walker, Jonathan E
Address	48 Cromwell Dr	104 Cromwell Dr	87 Cromwell Dr	31 Ely Rd	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	80 x 130	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1974 / 0	1976 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 320	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1299	1406	1726	1238	1836	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	320 0	276 0	0 0	416 0	0 0	525 0
SFLA	1619	1682	1726	1654	1836	1779
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$140,300					
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$30,000	\$27,500	\$28,100
Sale Date		8/15/2019	3/16/2018	3/13/2020	9/5/2019	11/2/2020
Sale Price		\$180,000	\$210,000	\$238,000	\$235,000	\$230,000
Time Adj Sale Price		\$184,800	\$233,500	\$239,600	\$240,500	\$230,000
TADJSP/SQFT		\$109.87	\$135.28	\$144.86	\$130.99	\$129.29
Total Adj Factors	\$94,200	\$89,000	\$102,500	\$120,600	\$114,900	\$110,300
Adjusted Sale Price		\$190,000	\$225,200	\$213,200	\$219,800	\$213,900
Comparable Estimate	\$212,400 (\$131.19/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	114.02-7-48	115.05-13-27	114.12-1-7.112	114.02-4-42	114.02-5-11	114.07-9-14
Owner	Wheeler, Amanda	Liberti, Joseph M	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N	Palermo, Salvatore
Address	51 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	1283 Borden Rd	173 Messer Ave	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 337	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1960 / 0	1955 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1164	1318	1314	1152	1456	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 400	0 0	0 0
SFLA	1164	1318	1314	1152	1456	1358
Att/Det Gar Sqft	294	440	440	400	832	504
Prior Land	\$18,500					
Prior Total	\$104,000					
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	8/7/2019	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$205,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$210,500	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$182.73	\$117.51	\$122.46
Total Adj Factors	\$84,600	\$97,100	\$107,900	\$112,300	\$102,300	\$96,700
Adjusted Sale Price		\$149,800	\$176,700	\$182,800	\$153,400	\$154,200
Comparable Estimate	\$163,400 (\$140.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-25	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14	114.02-4-8
Owner	Koston, David L	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Jezewicz, Kim M
Address	52 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	156 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0	1973 / 0
Condition	3 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 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1332	1318	1314	1456	1358	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	1332	1318	1314	1456	1358	1676
Att/Det Gar Sqft	418	440	440	832	504	572
Prior Land	\$18,500					
Prior Total	\$122,600					
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400	\$41,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019	1/14/2020
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000	\$195,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300	\$197,000
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46	\$117.54
Total Adj Factors	\$99,100	\$97,100	\$107,900	\$102,300	\$96,700	\$131,200
Adjusted Sale Price		\$164,300	\$191,200	\$167,900	\$168,700	\$164,900
Comparable Estimate	\$171,400 (\$128.68/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-47	115.05-13-27	114.12-1-7.112	114.02-4-42	114.02-5-11	114.07-9-14
Owner	Lengel, James J	Liberti, Joseph M	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N	Palermo, Salvatore
Address	55 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	1283 Borden Rd	173 Messer Ave	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 337	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1960 / 0	1955 / 0	1973 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1164	1318	1314	1152	1456	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 400	0 0	0 0
SFLA	1164	1318	1314	1152	1456	1358
Att/Det Gar Sqft	294	440	440	400	832	504
Prior Land	\$18,500					
Prior Total	\$111,300					
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	8/7/2019	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$205,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$210,500	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$182.73	\$117.51	\$122.46
Total Adj Factors	\$86,800	\$97,100	\$107,900	\$112,300	\$102,300	\$96,700
Adjusted Sale Price		\$152,000	\$178,900	\$185,000	\$155,600	\$156,400
Comparable Estimate	\$165,600 (\$142.27/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-26	114.02-5-11	115.05-13-27	114.02-4-8	114.02-6-7.1
Owner	Willard, Sean R	Kadish, Courtney N	Liberti, Joseph M	Jezewicz, Kim M	Faraj, Salam M
Address	56 Cromwell Dr	173 Messer Ave	11 Harvest Ln	156 Messer Ave	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	72 x 100	100 x 325	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1983 / 0	1973 / 0	1976 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1405	1456	1318	1676	1708
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1405	1456	1318	1676	1708
Att/Det Gar Sqft	418	832	440	572	529
Prior Land	\$18,500				
Prior Total	\$119,000				
Comp Land Estimate	\$24,000	\$41,400	\$24,500	\$41,400	\$30,100
Sale Date		5/13/2019	4/25/2020	1/14/2020	10/10/2018
Sale Price		\$165,000	\$161,500	\$195,000	\$177,000
Time Adj Sale Price		\$171,100	\$162,300	\$197,000	\$189,200
TADJSP/SQFT		\$117.51	\$123.14	\$117.54	\$110.77
Total Adj Factors	\$100,300	\$102,300	\$97,100	\$131,200	\$121,000
Adjusted Sale Price		\$169,100	\$165,500	\$166,100	\$168,500
Comparable Estimate	\$172,300 (\$122.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-46	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Dilimone, Donald C	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	59 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1374	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	0 0	276 0	0 0	525 0
SFLA	1726	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$145,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$103,500	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$234,500	\$199,300	\$229,100	\$223,200
Comparable Estimate	\$225,700 (\$130.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-27	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Kopra , Robert J	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	60 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1719	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1719	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$145,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$104,700	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$235,700	\$200,500	\$230,300	\$224,400
Comparable Estimate	\$222,900 (\$129.67/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-45	115.05-13-27	114.12-1-7.112	114.02-5-11	114.02-4-42	114.07-9-14
Owner	Maciejewski John L	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Austin, Cheryl A	Palermo, Salvatore
Address	63 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	1283 Borden Rd	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	100 x 337	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1983 / 0	1954 / 0	1955 / 0	1960 / 0	1973 / 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 90	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1190	1318	1314	1456	1152	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 400	0 0
SFLA	1190	1318	1314	1456	1152	1358
Att/Det Gar Sqft	308	440	440	832	400	504
Prior Land	\$18,500					
Prior Total	\$102,700					
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/7/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$205,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$210,500	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$182.73	\$122.46
Total Adj Factors	\$86,200	\$97,100	\$107,900	\$102,300	\$112,300	\$96,700
Adjusted Sale Price		\$151,400	\$178,300	\$155,000	\$184,400	\$155,800
Comparable Estimate	\$165,000 (\$138.66/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-28	114.02-5-11	114.02-4-8	114.02-6-7.1	114.02-6-7.1
Owner	Brzezinski, Sandra A	Kadish, Courtney N	Jezewicz, Kim M	Faraj, Salam M	Liberti, Joseph M
Address	64 Cromwell Dr	173 Messer Ave	156 Messer Ave	16 Cromwell Dr	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	100 x 325	70 x 160	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1973 / 0	1976 / 0	1983 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / 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 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1445	1456	1676	1708	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240
SFLA	1445	1456	1676	1708	1318
Att/Det Gar Sqft	440	832	572	529	440
Prior Land	\$18,500				
Prior Total	\$127,400				
Comp Land Estimate	\$24,000	\$41,400	\$41,400	\$30,100	\$24,500
Sale Date		5/13/2019	1/14/2020	10/10/2018	4/25/2020
Sale Price		\$165,000	\$195,000	\$177,000	\$161,500
Time Adj Sale Price		\$171,100	\$197,000	\$189,200	\$162,300
TADJSP/SQFT		\$117.51	\$117.54	\$110.77	\$123.14
Total Adj Factors	\$104,800	\$102,300	\$131,200	\$121,000	\$97,100
Adjusted Sale Price		\$173,600	\$170,600	\$173,000	\$170,000
Comparable Estimate	\$176,800 (\$122.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-44	114.02-7-39	114.02-8-35	114.02-9-26	114.02-6-38
Owner	Barlow, Kevin	Jacus, Megan O'Brien	Sumpter, Brandon	Walker, Jonathan E	Witherspoon, Ronald
Address	67 Cromwell Dr	87 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	70 x 130	60 x 120	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1976 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 386	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1408	1726	1836	1254	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	386 0	0 0	0 0	525 0	276 0
SFLA	1794	1726	1836	1779	1682
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$153,000				
Comp Land Estimate	\$24,000	\$24,000	\$27,500	\$28,100	\$24,000
Sale Date		3/16/2018	9/5/2019	11/2/2020	8/15/2019
Sale Price		\$210,000	\$235,000	\$230,000	\$180,000
Time Adj Sale Price		\$233,500	\$240,500	\$230,000	\$184,800
TADJSP/SQFT		\$135.28	\$130.99	\$129.29	\$109.87
Total Adj Factors	\$106,400	\$102,500	\$114,900	\$110,300	\$89,000
Adjusted Sale Price		\$237,400	\$232,000	\$226,100	\$202,200
Comparable Estimate	\$228,600 (\$127.42/SFLA)				\$245,100

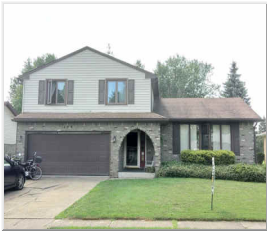
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-29	114.02-4-18	114.08-3-3	114.02-6-22	114.02-8-35
Owner	Zotara, Mark E	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Sumpter, Brandon
Address	68 Cromwell Dr	208 Messer Ave	45 Keicher Rd	40 Cromwell Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 325	112 x 109	71 x 122	70 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1962 / 0	1975 / 0	1976 / 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 90
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1850	1680	1626	1723	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	600 0	504 0	706 0	300 0	0 0
SFLA	2450	2184	2332	2023	1836
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$178,000				
Comp Land Estimate	\$24,000	\$41,400	\$33,300	\$26,900	\$27,500
Sale Date		10/12/2018	7/28/2020	9/11/2018	9/5/2019
Sale Price		\$227,000	\$230,000	\$222,000	\$235,000
Time Adj Sale Price		\$242,600	\$230,000	\$238,600	\$240,500
TADJSP/SQFT		\$111.08	\$98.63	\$117.94	\$130.99
Total Adj Factors	\$144,600	\$135,300	\$136,800	\$120,300	\$114,900
Adjusted Sale Price		\$251,900	\$237,800	\$262,900	\$270,200
Comparable Estimate	\$249,700 (\$101.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-43	114.02-5-11	114.02-4-8	114.02-6-7.1	114.02-6-7.1
Owner	Mayne Melanie K	Kadish, Courtney N	Jezewicz, Kim M	Faraj, Salam M	Liberti, Joseph M
Address	71 Cromwell Dr	173 Messer Ave	156 Messer Ave	16 Cromwell Dr	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	100 x 325	70 x 160	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1973 / 0	1976 / 0	1983 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / 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 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1440	1456	1676	1708	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240
SFLA	1440	1456	1676	1708	1318
Att/Det Gar Sqft	420	832	572	529	440
Prior Land	\$18,500				
Prior Total	\$125,800				
Comp Land Estimate	\$24,000	\$41,400	\$41,400	\$30,100	\$24,500
Sale Date		5/13/2019	1/14/2020	10/10/2018	4/25/2020
Sale Price		\$165,000	\$195,000	\$177,000	\$161,500
Time Adj Sale Price		\$171,100	\$197,000	\$189,200	\$162,300
TADJSP/SQFT		\$117.51	\$117.54	\$110.77	\$123.14
Total Adj Factors	\$102,200	\$102,300	\$131,200	\$121,000	\$97,100
Adjusted Sale Price		\$171,000	\$168,000	\$170,400	\$167,400
Comparable Estimate	\$174,200 (\$120.97/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-30	114.02-5-11	115.05-13-27	114.02-4-8	114.12-1-7.112	114.02-6-7.1
Owner	Cook, Jeanne I	Kadish, Courtney N	Liberti, Joseph M	Jezewicz, Kim M	Lounsbury, Joseph C	Faraj, Salam M
Address	72 Cromwell Dr	173 Messer Ave	11 Harvest Ln	156 Messer Ave	1316 Borden Rd	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	100 x 332	72 x 100	100 x 325	110 x 319	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1983 / 0	1973 / 0	1954 / 0	1976 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1391	1456	1318	1676	1314	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 300
SFLA	1391	1456	1318	1676	1314	1708
Att/Det Gar Sqft	400	832	440	572	440	529
Prior Land	\$18,500					
Prior Total	\$118,100					
Comp Land Estimate	\$24,000	\$41,400	\$24,500	\$41,400	\$43,600	\$30,100
Sale Date		5/13/2019	4/25/2020	1/14/2020	8/12/2020	10/10/2018
Sale Price		\$165,000	\$161,500	\$195,000	\$200,000	\$177,000
Time Adj Sale Price		\$171,100	\$162,300	\$197,000	\$200,000	\$189,200
TADJSP/SQFT		\$117.51	\$123.14	\$117.54	\$152.21	\$110.77
Total Adj Factors	\$98,000	\$102,300	\$97,100	\$131,200	\$107,900	\$121,000
Adjusted Sale Price		\$166,800	\$163,200	\$163,800	\$190,100	\$166,200
Comparable Estimate	\$170,000 (\$122.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-42	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Kyriakidis, Josephine E	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	75 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1404	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	0 0	276 0	0 0	525 0
SFLA	1756	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$149,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$106,200	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$237,200	\$202,000	\$231,800	\$225,900
Comparable Estimate	\$228,400 (\$130.07/SFLA)				

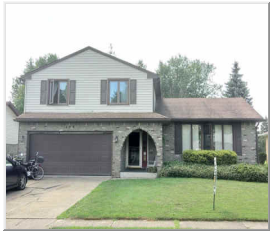
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-31	114.02-6-38	114.02-7-39	114.02-8-35	114.02-9-26
Owner	Szczutkowski, Matthew	Witherspoon, Ronald	Jacus, Megan O'Brien	Sumpter, Brandon	Walker, Jonathan E
Address	76 Cromwell Dr	104 Cromwell Dr	87 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1974 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1693	1406	1726	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	276 0	0 0	0 0	525 0
SFLA	1693	1682	1726	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$147,000				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		8/15/2019	3/16/2018	9/5/2019	11/2/2020
Sale Price		\$180,000	\$210,000	\$235,000	\$230,000
Time Adj Sale Price		\$184,800	\$233,500	\$240,500	\$230,000
TADJSP/SQFT		\$109.87	\$135.28	\$130.99	\$129.29
Total Adj Factors	\$99,800	\$89,000	\$102,500	\$114,900	\$110,300
Adjusted Sale Price		\$195,600	\$230,800	\$225,400	\$219,500
Comparable Estimate	\$218,000 (\$128.77/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-41	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26	115.05-13-19
Owner	Paterek, Scott M	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E	Potozniak, Elizabeth M
Address	79 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	6 Autumn Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 0	1979 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1726	1726	1406	1836	1254	1045
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 450	0 0	276 0	0 0	525 0	812 0
SFLA	1726	1726	1682	1836	1779	1857
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$146,000					
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100	\$24,700
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020	11/4/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000	\$250,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000	\$250,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29	\$134.63
Total Adj Factors	\$102,200	\$102,500	\$89,000	\$114,900	\$110,300	\$111,300
Adjusted Sale Price		\$233,200	\$198,000	\$227,800	\$221,900	\$240,900
Comparable Estimate	\$224,400 (\$130.01/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-32	114.02-5-11	115.05-13-27	114.12-1-7.112	114.02-4-8	114.07-9-14
Owner	Weiglein, Joseph R	Kadish, Courtney N	Liberti, Joseph M	Lounsbury, Joseph C	Jezewicz, Kim M	Palermo, Salvatore
Address	80 Cromwell Dr	173 Messer Ave	11 Harvest Ln	1316 Borden Rd	156 Messer Ave	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	100 x 332	72 x 100	110 x 319	100 x 325	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1983 / 0	1954 / 0	1973 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1373	1456	1318	1314	1676	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	1373	1456	1318	1314	1676	1358
Att/Det Gar Sqft	440	832	440	440	572	504
Prior Land	\$18,500					
Prior Total	\$121,000					
Comp Land Estimate	\$24,000	\$41,400	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		5/13/2019	4/25/2020	8/12/2020	1/14/2020	8/12/2019
Sale Price		\$165,000	\$161,500	\$200,000	\$195,000	\$162,000
Time Adj Sale Price		\$171,100	\$162,300	\$200,000	\$197,000	\$166,300
TADJSP/SQFT		\$117.51	\$123.14	\$152.21	\$117.54	\$122.46
Total Adj Factors	\$99,000	\$102,300	\$97,100	\$107,900	\$131,200	\$96,700
Adjusted Sale Price		\$167,800	\$164,200	\$191,100	\$164,800	\$168,600
Comparable Estimate	\$171,300 (\$124.76/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-40	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Mulcahy, Joseph P	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	83 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1726	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1726	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$145,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$108,500	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$239,500	\$204,300	\$234,100	\$228,200
Comparable Estimate	\$230,700 (\$133.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-33	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Adamczak, Thomas J	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	84 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1719	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1719	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$145,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$104,700	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$235,700	\$200,500	\$230,300	\$224,400
Comparable Estimate	\$222,900 (\$129.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-39	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Jacus Megan O'Brien	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	87 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1726	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	276 0	0 0	525 0
SFLA	1726	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$145,200				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$102,500	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$233,500	\$198,300	\$228,100	\$222,200
Comparable Estimate	\$224,700 (\$130.19/SFLA)				\$241,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-34	114.02-5-11	114.02-4-8	115.05-13-27	114.02-6-7.1
Owner	Kiel, Debra A	Kadish, Courtney N	Jezewicz, Kim M	Liberti, Joseph M	Faraj, Salam M
Address	88 Cromwell Dr	173 Messer Ave	156 Messer Ave	11 Harvest Ln	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	100 x 325	72 x 100	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1973 / 0	1983 / 0	1976 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1416	1456	1676	1318	1708
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 837	0 0	0 0	0 0	0 300
SFLA	1416	1456	1676	1318	1708
Att/Det Gar Sqft	400	832	572	440	529
Prior Land	\$18,500				
Prior Total	\$146,300				
Comp Land Estimate	\$24,000	\$41,400	\$41,400	\$24,500	\$30,100
Sale Date		5/13/2019	1/14/2020	4/25/2020	10/10/2018
Sale Price		\$165,000	\$195,000	\$161,500	\$177,000
Time Adj Sale Price		\$171,100	\$197,000	\$162,300	\$189,200
TADJSP/SQFT		\$117.51	\$117.54	\$123.14	\$110.77
Total Adj Factors	\$106,500	\$102,300	\$131,200	\$97,100	\$121,000
Adjusted Sale Price		\$175,300	\$172,300	\$171,700	\$174,700
Comparable Estimate	\$178,500 (\$126.06/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-38	114.02-5-11	114.02-4-42	114.07-9-12	114.02-4-8
Owner	Lorefice, Paul J	Kadish, Courtney N	Austin, Cheryl A	Vohwinkel, Mark T	Jezewicz, Kim M
Address	91 Cromwell Dr	173 Messer Ave	1283 Borden Rd	379 Rowley Rd	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	100 x 337	70 x 125	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1960 / 0	1974 / 0	1973 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm 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
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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1432	1456	1152	1272	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 605	0 0
SFLA	1432	1456	1152	1272	1676
Att/Det Gar Sqft	880	832	400	528	572
Prior Land	\$18,500				
Prior Total	\$138,000				
Comp Land Estimate	\$24,000	\$41,400	\$41,400	\$26,900	\$41,400
Sale Date		5/13/2019	8/7/2019	7/17/2018	1/14/2020
Sale Price		\$165,000	\$205,000	\$185,000	\$195,000
Time Adj Sale Price		\$171,100	\$210,500	\$201,100	\$197,000
TADJSP/SQFT		\$117.51	\$182.73	\$158.10	\$117.54
Total Adj Factors	\$117,700	\$102,300	\$112,300	\$116,700	\$131,200
Adjusted Sale Price		\$186,500	\$215,900	\$202,100	\$183,500
Comparable Estimate	\$194,200 (\$135.61/SFLA)				\$97,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-35	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35
Owner	Kolis Maryjane	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon
Address	92 Cromwell Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 136	70 x 130
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1693	1406	1726	1254	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	276 0	0 0	525 0	0 0
SFLA	1693	1682	1726	1779	1836
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$141,300				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$28,100	\$27,500
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99
Total Adj Factors	\$100,900	\$89,000	\$102,500	\$110,300	\$114,900
Adjusted Sale Price		\$196,700	\$231,900	\$220,600	\$226,500
Comparable Estimate	\$219,100 (\$129.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-37	114.02-5-11	115.05-13-27	114.02-4-8	114.02-6-7.1
Owner	Grimes, Donald J	Kadish, Courtney N	Liberti, Joseph M	Jezewicz, Kim M	Faraj, Salam M
Address	95 Cromwell Dr	173 Messer Ave	11 Harvest Ln	156 Messer Ave	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	100 x 332	72 x 100	100 x 325	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1974 / 0	1955 / 0	1983 / 0	1973 / 0	1976 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	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 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1419	1456	1318	1676	1708
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1419	1456	1318	1676	1708
Att/Det Gar Sqft	440	832	440	572	529
Prior Land	\$18,500				
Prior Total	\$118,100				
Comp Land Estimate	\$24,000	\$41,400	\$24,500	\$41,400	\$30,100
Sale Date		5/13/2019	4/25/2020	1/14/2020	10/10/2018
Sale Price		\$165,000	\$161,500	\$195,000	\$177,000
Time Adj Sale Price		\$171,100	\$162,300	\$197,000	\$189,200
TADJSP/SQFT		\$117.51	\$123.14	\$117.54	\$110.77
Total Adj Factors	\$97,900	\$102,300	\$97,100	\$131,200	\$121,000
Adjusted Sale Price		\$166,700	\$163,100	\$163,700	\$166,100
Comparable Estimate	\$169,900 (\$119.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-36	114.02-6-7.1	114.02-4-8	114.02-5-11	114.07-8-8
Owner	Klink, Dorothy I	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Schmidt, Adam J
Address	96 Cromwell Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	20 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	70 x 160	100 x 325	100 x 332	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1976 / 0	1973 / 0	1955 / 0	1974 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1732	1708	1676	1456	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1732	1708	1676	1456	1681
Att/Det Gar Sqft	440	529	572	832	462
Prior Land	\$18,500				
Prior Total	\$170,000				
Comp Land Estimate	\$24,000	\$30,100	\$41,400	\$41,400	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$147.11
Total Adj Factors	\$134,500	\$121,000	\$131,200	\$102,300	\$142,200
Adjusted Sale Price		\$202,700	\$200,300	\$203,300	\$239,600
Comparable Estimate	\$209,100 (\$120.73/SFLA)				\$97,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-36	114.02-6-22	114.02-8-35	114.02-4-18	114.02-7-39	114.02-9-26
Owner	Bellavia, Innocenzo G	Nati, Andrew J	Sumpter, Brandon	Gawel, Christianne E	Jacus, Megan O'Brien	Walker, Jonathan E
Address	99 Cromwell Dr	40 Cromwell Dr	43 Irondale Dr	208 Messer Ave	87 Cromwell Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 120	71 x 122	70 x 130	100 x 325	60 x 120	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1976 / 0	1977 / 0	1974 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1675	1723	1836	1680	1726	1254
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	300 0	0 0	504 0	0 0	525 0
SFLA	2000	2023	1836	2184	1726	1779
Att/Det Gar Sqft						
Prior Land	\$20,500					
Prior Total	\$137,640					
Comp Land Estimate	\$25,400	\$26,900	\$27,500	\$41,400	\$24,000	\$28,100
Sale Date		9/11/2018	9/5/2019	10/12/2018	3/16/2018	11/2/2020
Sale Price		\$222,000	\$235,000	\$227,000	\$210,000	\$230,000
Time Adj Sale Price		\$238,600	\$240,500	\$242,600	\$233,500	\$230,000
TADJSP/SQFT		\$117.94	\$130.99	\$111.08	\$135.28	\$129.29
Total Adj Factors	\$116,400	\$120,300	\$114,900	\$135,300	\$102,500	\$110,300
Adjusted Sale Price		\$234,700	\$242,000	\$223,700	\$247,400	\$236,100
Comparable Estimate	\$236,800 (\$118.4/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-37	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Brown, Matthew M	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	100 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0
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 Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1336	1318	1314	1456	1358
Att/Det Gar Sqft	330	440	440	832	504
Prior Land	\$18,500				
Prior Total	\$115,000				
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$98,300	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$163,500	\$190,400	\$167,100	\$167,900
Comparable Estimate	\$170,600 (\$127.69/SFLA)				\$131,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-35	114.02-4-8	114.02-6-7.1	114.02-5-11	115.05-13-27
Owner	Voss, Grace L	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M
Address	103 Cromwell Dr	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	66 x 120	100 x 325	70 x 160	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1976 / 0	1955 / 0	1983 / 0
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 Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / 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	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1670	1676	1708	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1670	1676	1708	1456	1318
Att/Det Gar Sqft	440	572	529	832	440
Prior Land	\$20,500				
Prior Total	\$148,000				
Comp Land Estimate	\$25,400	\$41,400	\$30,100	\$41,400	\$24,500
Sale Date		1/14/2020	10/10/2018	5/13/2019	4/25/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$161,500
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$162,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$123.14
Total Adj Factors	\$117,600	\$131,200	\$121,000	\$102,300	\$97,100
Adjusted Sale Price		\$183,400	\$185,800	\$186,400	\$182,800
Comparable Estimate	\$192,200 (\$115.09/SFLA)				\$222,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-38	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35
Owner	Witherspoon, Ronald	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon
Address	104 Cromwell Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 136	70 x 130
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 276	C Average 90	C Average 100	C Average 100	C Average 110
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
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1406	1406	1726	1254	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	276 0	276 0	0 0	525 0	0 0
SFLA	1682	1682	1726	1779	1836
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$149,000				
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$28,100	\$27,500
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99
Total Adj Factors	\$89,000	\$89,000	\$102,500	\$110,300	\$114,900
Adjusted Sale Price		\$184,800	\$220,000	\$208,700	\$214,600
Comparable Estimate	\$207,200 (\$123.19/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-34	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	McLaughlin, Emily L	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	107 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	66 x 120	70 x 130	70 x 136	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 488	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
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1316	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	488 0	0 0	525 0	0 0	276 0
SFLA	1804	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$20,500				
Prior Total	\$151,900				
Comp Land Estimate	\$25,400	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$107,900	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$233,500	\$227,600	\$238,900	\$203,700
Comparable Estimate	\$230,100 (\$127.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-39	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Solecki, Richard B	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	108 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	70 x 130	70 x 136	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	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 90
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1591	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	252 0	0 0	525 0	0 0	276 0
SFLA	1843	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$18,500				
Prior Total	\$150,000				
Comp Land Estimate	\$24,000	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$108,600	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$234,200	\$228,300	\$239,600	\$204,400
Comparable Estimate	\$230,800 (\$125.23/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-33	114.02-4-18	114.02-6-22	114.02-8-35	114.02-9-26
Owner	Crumlish William M &	Gawel, Christianne E	Nati, Andrew J	Sumpter, Brandon	Walker, Jonathan E
Address	111 Cromwell Dr	208 Messer Ave	40 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	66 x 120	100 x 325	71 x 122	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2
1st Sty Area	1789	1680	1723	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	504 0	300 0	0 0	525 0
SFLA	2114	2184	2023	1836	1779
Att/Det Gar Sqft					
Prior Land	\$20,500				
Prior Total	\$161,000				
Comp Land Estimate	\$25,400	\$41,400	\$26,900	\$27,500	\$28,100
Sale Date		10/12/2018	9/11/2018	9/5/2019	11/2/2020
Sale Price		\$227,000	\$222,000	\$235,000	\$230,000
Time Adj Sale Price		\$242,600	\$238,600	\$240,500	\$230,000
TADJSP/SQFT		\$111.08	\$117.94	\$130.99	\$129.29
Total Adj Factors	\$121,300	\$135,300	\$120,300	\$114,900	\$110,300
Adjusted Sale Price		\$228,600	\$239,600	\$246,900	\$241,000
Comparable Estimate	\$241,700 (\$114.33/SFLA)				\$102,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-40	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Gzik Catherine F	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	112 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0
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 Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1336	1318	1314	1456	1358
Att/Det Gar Sqft	330	440	440	832	504
Prior Land	\$18,500				
Prior Total	\$112,900				
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$94,100	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$159,300	\$186,200	\$162,900	\$163,700
Comparable Estimate	\$166,400 (\$124.55/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-32	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.07-8-8
Owner	Klager, David C	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Schmidt, Adam J
Address	115 Cromwell Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	70 x 160	100 x 325	100 x 332	72 x 100	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0	1974 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1745	1708	1676	1456	1318	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 330	0 300	0 0	0 0	0 0	0 0
SFLA	1745	1708	1676	1456	1318	1681
Att/Det Gar Sqft	440	529	572	832	440	462
Prior Land	\$20,500					
Prior Total	\$145,200					
Comp Land Estimate	\$25,400	\$30,100	\$41,400	\$41,400	\$24,500	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14	\$147.11
Total Adj Factors	\$122,500	\$121,000	\$131,200	\$102,300	\$97,100	\$142,200
Adjusted Sale Price		\$190,700	\$188,300	\$191,300	\$187,700	\$227,600
Comparable Estimate	\$197,100 (\$112.95/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-41	114.02-8-35	114.02-6-22	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Turk, Michael J	Sumpter, Brandon	Nati, Andrew J	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	116 Cromwell Dr	43 Irondale Dr	40 Cromwell Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	70 x 130	71 x 122	70 x 136	60 x 120	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1975 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 276	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	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1650	1836	1723	1254	1726	1406
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	276 0	0 0	300 0	525 0	0 0	276 0
SFLA	1926	1836	2023	1779	1726	1682
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$140,000					
Comp Land Estimate	\$24,000	\$27,500	\$26,900	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	9/11/2018	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$222,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$238,600	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$117.94	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$101,100	\$114,900	\$120,300	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$226,700	\$219,400	\$220,800	\$232,100	\$196,900
Comparable Estimate	\$219,200 (\$113.81/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-31	114.02-4-8	114.02-6-7.1	114.02-5-11	115.05-13-27	114.12-1-7.112
Owner	Czechowicz Timothy M	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M	Lounsbury, Joseph C
Address	119 Cromwell Dr	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	11 Harvest Ln	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 120	100 x 325	70 x 160	100 x 332	72 x 100	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1973 / 0	1976 / 0	1955 / 0	1983 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1625	1676	1708	1456	1318	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 240
SFLA	1625	1676	1708	1456	1318	1314
Att/Det Gar Sqft	440	572	529	832	440	440
Prior Land	\$20,500					
Prior Total	\$139,400					
Comp Land Estimate	\$25,400	\$41,400	\$30,100	\$41,400	\$24,500	\$43,600
Sale Date		1/14/2020	10/10/2018	5/13/2019	4/25/2020	8/12/2020
Sale Price		\$195,000	\$177,000	\$165,000	\$161,500	\$200,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$162,300	\$200,000
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$123.14	\$152.21
Total Adj Factors	\$113,800	\$131,200	\$121,000	\$102,300	\$97,100	\$107,900
Adjusted Sale Price		\$179,600	\$182,000	\$182,600	\$179,000	\$205,900
Comparable Estimate	\$185,800 (\$114.34/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	114.02-6-42	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14	114.02-4-8
Owner	Ziomek James & Karen	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore	Jezewicz, Kim M
Address	120 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd	156 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0	1973 / 0
Condition	3 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 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	1336	1318	1314	1456	1358	1676
Att/Det Gar Sqft	330	440	440	832	504	572
Prior Land	\$18,500					
Prior Total	\$120,000					
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400	\$41,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019	1/14/2020
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000	\$195,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300	\$197,000
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46	\$117.54
Total Adj Factors	\$94,900	\$97,100	\$107,900	\$102,300	\$96,700	\$131,200
Adjusted Sale Price		\$160,100	\$187,000	\$163,700	\$164,500	\$160,700
Comparable Estimate	\$167,200 (\$125.15/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-30	114.02-6-22	114.02-8-35	114.02-4-18	114.02-9-26
Owner	Kociencki, Daniel	Nati, Andrew J	Sumpter, Brandon	Gawel, Christianne E	Walker, Jonathan E
Address	123 Cromwell Dr	40 Cromwell Dr	43 Irondale Dr	208 Messer Ave	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	66 x 120	71 x 122	70 x 130	100 x 325	70 x 136
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	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1976 / 0	1977 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 325	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1675	1723	1836	1680	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	325 0	300 0	0 0	504 0	525 0
SFLA	2000	2023	1836	2184	1779
Att/Det Gar Sqft					
Prior Land	\$20,500				
Prior Total	\$153,000				
Comp Land Estimate	\$25,400	\$26,900	\$27,500	\$41,400	\$28,100
Sale Date		9/11/2018	9/5/2019	10/12/2018	11/2/2020
Sale Price		\$222,000	\$235,000	\$227,000	\$230,000
Time Adj Sale Price		\$238,600	\$240,500	\$242,600	\$230,000
TADJSP/SQFT		\$117.94	\$130.99	\$111.08	\$129.29
Total Adj Factors	\$116,400	\$120,300	\$114,900	\$135,300	\$110,300
Adjusted Sale Price		\$234,700	\$242,000	\$223,700	\$236,100
Comparable Estimate	\$236,800 (\$118.4/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-43	114.02-9-26	114.02-7-39	114.02-8-35	114.02-6-38	115.05-13-19
Owner	Veiders, Ronald C	Walker, Jonathan E	Jacus, Megan O'Brien	Sumpter, Brandon	Witherspoon, Ronald	Potozniak, Elizabeth M
Address	124 Cromwell Dr	107 Croydon Dr	87 Cromwell Dr	43 Irondale Dr	104 Cromwell Dr	6 Autumn Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	70 x 136	60 x 120	70 x 130	60 x 120	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1974 / 0	1976 / 0	1975 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 198	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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1591	1254	1726	1836	1406	1045
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	198 0	525 0	0 0	0 0	276 0	812 0
SFLA	1789	1779	1726	1836	1682	1857
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$147,100					
Comp Land Estimate	\$24,000	\$28,100	\$24,000	\$27,500	\$24,000	\$24,700
Sale Date		11/2/2020	3/16/2018	9/5/2019	8/15/2019	11/4/2020
Sale Price		\$230,000	\$210,000	\$235,000	\$180,000	\$250,000
Time Adj Sale Price		\$230,000	\$233,500	\$240,500	\$184,800	\$250,000
TADJSP/SQFT		\$129.29	\$135.28	\$130.99	\$109.87	\$134.63
Total Adj Factors	\$105,200	\$110,300	\$102,500	\$114,900	\$89,000	\$111,300
Adjusted Sale Price		\$224,900	\$236,200	\$230,800	\$201,000	\$243,900
Comparable Estimate	\$227,400 (\$127.11/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-29	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35	114.07-4-8
Owner	Jankowski, Thomas J	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon	Doyle, Daniel M
Address	127 Cromwell Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr	31 Ely 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	60 x 120	60 x 120	70 x 136	70 x 130	80 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 0	1976 / 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 110
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1608	1406	1726	1254	1836	1238
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	276 0	0 0	525 0	0 0	416 0
SFLA	1608	1682	1726	1779	1836	1654
Att/Det Gar Sqft						
Prior Land	\$20,500					
Prior Total	\$145,000					
Comp Land Estimate	\$25,400	\$24,000	\$24,000	\$28,100	\$27,500	\$30,000
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019	3/13/2020
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000	\$238,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500	\$239,600
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99	\$144.86
Total Adj Factors	\$97,100	\$89,000	\$102,500	\$110,300	\$114,900	\$120,600
Adjusted Sale Price		\$192,900	\$228,100	\$216,800	\$222,700	\$216,100
Comparable Estimate	\$215,300 (\$133.89/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-44	114.02-9-26	114.02-8-35	114.02-7-39	114.02-6-38	115.05-13-19
Owner	Dawson, Christopher	Walker, Jonathan E	Sumpter, Brandon	Jacus, Megan O'Brien	Witherspoon, Ronald	Potozniak, Elizabeth M
Address	128 Cromwell Dr	107 Croydon Dr	43 Irondale Dr	87 Cromwell Dr	104 Cromwell Dr	6 Autumn Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	70 x 136	70 x 130	60 x 120	60 x 120	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1977 / 0	1976 / 0	1974 / 0	1975 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 519	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	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1278	1254	1836	1726	1406	1045
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	519 0	525 0	0 0	0 0	276 0	812 0
SFLA	1797	1779	1836	1726	1682	1857
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$143,500					
Comp Land Estimate	\$24,000	\$28,100	\$27,500	\$24,000	\$24,000	\$24,700
Sale Date		11/2/2020	9/5/2019	3/16/2018	8/15/2019	11/4/2020
Sale Price		\$230,000	\$235,000	\$210,000	\$180,000	\$250,000
Time Adj Sale Price		\$230,000	\$240,500	\$233,500	\$184,800	\$250,000
TADJSP/SQFT		\$129.29	\$130.99	\$135.28	\$109.87	\$134.63
Total Adj Factors	\$104,400	\$110,300	\$114,900	\$102,500	\$89,000	\$111,300
Adjusted Sale Price		\$224,100	\$230,000	\$235,400	\$200,200	\$243,100
Comparable Estimate	\$226,600 (\$126.1/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-28	114.02-8-35	114.02-9-26	114.02-6-22	114.02-7-39
Owner	Buzynski, George	Sumpter, Brandon	Walker, Jonathan E	Nati, Andrew J	Jacus, Megan O'Brien
Address	131 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	40 Cromwell Dr	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	72 x 120	70 x 130	70 x 136	71 x 122	60 x 120
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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1977 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 240	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	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1674	1836	1254	1723	1726
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	0 0	525 0	300 0	0 0
SFLA	1914	1836	1779	2023	1726
Att/Det Gar Sqft					
Prior Land	\$22,300				
Prior Total	\$155,500				
Comp Land Estimate	\$26,900	\$27,500	\$28,100	\$26,900	\$24,000
Sale Date		9/5/2019	11/2/2020	9/11/2018	3/16/2018
Sale Price		\$235,000	\$230,000	\$222,000	\$210,000
Time Adj Sale Price		\$240,500	\$230,000	\$238,600	\$233,500
TADJSP/SQFT		\$130.99	\$129.29	\$117.94	\$135.28
Total Adj Factors	\$115,400	\$114,900	\$110,300	\$120,300	\$102,500
Adjusted Sale Price		\$241,000	\$235,100	\$233,700	\$246,400
Comparable Estimate	\$233,500 (\$122/SFLA)				\$89,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-45	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Padak, Kenneth F	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	132 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / 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	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1336	1318	1314	1456	1358
Att/Det Gar Sqft	330	440	440	832	504
Prior Land	\$18,500				
Prior Total	\$110,000				
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$94,100	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$159,300	\$186,200	\$162,900	\$163,700
Comparable Estimate	\$166,400 (\$124.55/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-46	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Adamczyk, James J	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	136 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1336	1318	1314	1456	1358
Att/Det Gar Sqft	330	440	440	832	504
Prior Land	\$18,500				
Prior Total	\$120,000				
Comp Land Estimate	\$24,000	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$96,700	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$161,900	\$188,800	\$165,500	\$166,300
Comparable Estimate	\$169,000 (\$126.5/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-47	114.02-7-39	114.02-6-38	114.02-9-26	114.02-8-35	115.05-13-19
Owner	Radecki Mark	Jacus, Megan O'Brien	Witherspoon, Ronald	Walker, Jonathan E	Sumpter, Brandon	Potozniak, Elizabeth M
Address	140 Cromwell Dr	87 Cromwell Dr	104 Cromwell Dr	107 Croydon Dr	43 Irondale Dr	6 Autumn Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	60 x 120	70 x 136	70 x 130	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1977 / 0	1976 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 344	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1392	1726	1406	1254	1836	1045
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	344 0	0 0	276 0	525 0	0 0	812 0
SFLA	1736	1726	1682	1779	1836	1857
Att/Det Gar Sqft						
Prior Land	\$18,500					
Prior Total	\$145,200					
Comp Land Estimate	\$24,000	\$24,000	\$24,000	\$28,100	\$27,500	\$24,700
Sale Date		3/16/2018	8/15/2019	11/2/2020	9/5/2019	11/4/2020
Sale Price		\$210,000	\$180,000	\$230,000	\$235,000	\$250,000
Time Adj Sale Price		\$233,500	\$184,800	\$230,000	\$240,500	\$250,000
TADJSP/SQFT		\$135.28	\$109.87	\$129.29	\$130.99	\$134.63
Total Adj Factors	\$101,700	\$102,500	\$89,000	\$110,300	\$114,900	\$111,300
Adjusted Sale Price		\$232,700	\$197,500	\$221,400	\$227,300	\$240,400
Comparable Estimate	\$223,900 (\$128.97/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-48	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Williams, Colleen B	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	144 Cromwell Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	56 x 114	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1974 / 0	1983 / 0	1954 / 0	1955 / 0	1973 / 0
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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / 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 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1336	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1336	1318	1314	1456	1358
Att/Det Gar Sqft	330	440	440	832	504
Prior Land	\$16,900				
Prior Total	\$121,000				
Comp Land Estimate	\$21,900	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$92,600	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$157,800	\$184,700	\$161,400	\$162,200
Comparable Estimate	\$164,900 (\$123.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-49	114.02-6-22	114.02-4-18	114.02-8-35	114.02-9-26
Owner	Grgincic, Mijo	Nati, Andrew J	Gawel, Christianne E	Sumpter, Brandon	Walker, Jonathan E
Address	148 Cromwell Dr	40 Cromwell Dr	208 Messer Ave	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	66 x 112	71 x 122	100 x 325	70 x 130	70 x 136
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1977 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 286	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	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1735	1723	1680	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	286 0	300 0	504 0	0 0	525 0
SFLA	2021	2023	2184	1836	1779
Att/Det Gar Sqft					
Prior Land	\$19,800				
Prior Total	\$161,500				
Comp Land Estimate	\$24,600	\$26,900	\$41,400	\$27,500	\$28,100
					\$24,000
Sale Date		9/11/2018	10/12/2018	9/5/2019	11/2/2020
Sale Price		\$222,000	\$227,000	\$235,000	\$230,000
Time Adj Sale Price		\$238,600	\$242,600	\$240,500	\$230,000
TADJSP/SQFT		\$117.94	\$111.08	\$130.99	\$129.29
					\$135.28
Total Adj Factors	\$122,500	\$120,300	\$135,300	\$114,900	\$110,300
Adjusted Sale Price		\$240,800	\$229,800	\$248,100	\$242,200
					\$102,500
Comparable Estimate	\$242,900 (\$120.19/SFLA)				\$253,500



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-1	114.02-6-38	114.02-7-39	115.05-13-19	114.02-9-26	114.02-8-35
Owner	Taylor, Michael	Witherspoon, Ronald	Jacus, Megan O'Brien	Potozniak, Elizabeth M	Walker, Jonathan E	Sumpter, Brandon
Address	3 Croydon Dr	104 Cromwell Dr	87 Cromwell Dr	6 Autumn Ln	107 Croydon Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	87 x 170	60 x 120	60 x 120	73 x 100	70 x 136	70 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1975 / 0	1974 / 0	1979 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 370	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1134	1406	1726	1045	1254	1836
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	370 0	276 0	0 0	812 0	525 0	0 0
SFLA	1504	1682	1726	1857	1779	1836
Att/Det Gar Sqft						
Prior Land	\$29,000					
Prior Total	\$163,000					
Comp Land Estimate	\$35,200	\$24,000	\$24,000	\$24,700	\$28,100	\$27,500
Sale Date		8/15/2019	3/16/2018	11/4/2020	11/2/2020	9/5/2019
Sale Price		\$180,000	\$210,000	\$250,000	\$230,000	\$235,000
Time Adj Sale Price		\$184,800	\$233,500	\$250,000	\$230,000	\$240,500
TADJSP/SQFT		\$109.87	\$135.28	\$134.63	\$129.29	\$130.99
Total Adj Factors	\$100,800	\$89,000	\$102,500	\$111,300	\$110,300	\$114,900
Adjusted Sale Price		\$196,600	\$231,800	\$239,500	\$220,500	\$226,400
Comparable Estimate	\$223,000 (\$148.27/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-9	115.05-13-27	114.12-1-7.112	114.02-5-11	114.07-9-14
Owner	Jaskier, Patricia A	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Palermo, Salvatore
Address	4 Croydon Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	399 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	85 x 170	72 x 100	110 x 319	100 x 332	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1954 / 0	1955 / 0	1976 / 0
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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / 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 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1346	1318	1314	1456	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300
SFLA	1346	1318	1314	1456	1358
Att/Det Gar Sqft	308	440	440	832	504
Prior Land	\$28,700				
Prior Total	\$121,100				
Comp Land Estimate	\$34,800	\$24,500	\$43,600	\$41,400	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$122.46
Total Adj Factors	\$104,300	\$97,100	\$107,900	\$102,300	\$96,700
Adjusted Sale Price		\$169,500	\$196,400	\$173,100	\$173,900
Comparable Estimate	\$177,100 (\$131.58/SFLA)				\$121,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-2	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3	114.07-6-12
Owner	Mcelligott James A	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C	Abdulla, Abdulhafed M
Address	7 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 170	75 x 130	85 x 130	72 x 133	77 x 125	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	982	971	1089	884	994	1188
2nd Sty Area	800	717	791	1066	986	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 250
SFLA	1782	1688	1880	1950	1980	2148
Att/Det Gar Sqft	418	420	456	286	380	230
Prior Land	\$25,200					
Prior Total	\$165,000					
Comp Land Estimate	\$30,600	\$28,700	\$31,200	\$28,300	\$28,600	\$30,000
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020	12/3/2019
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000	\$214,900
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000	\$217,800
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16	\$101.40
Total Adj Factors	\$107,000	\$104,200	\$121,700	\$110,800	\$124,200	\$111,500
Adjusted Sale Price		\$209,900	\$227,500	\$225,200	\$212,800	\$213,300
Comparable Estimate	\$217,700 (\$122.17/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-10	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Wypij, James	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	8 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 170	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 748	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	971	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	748 0	0 0	276 0	0 0	525 0
SFLA	1719	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$25,200				
Prior Total	\$151,000				
Comp Land Estimate	\$30,600	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$105,600	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$236,600	\$201,400	\$231,200	\$225,300
Comparable Estimate	\$227,800 (\$132.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-3	114.02-8-41	114.07-1-11	114.07-4-16	114.07-8-11
Owner	Kuropatwinski, David J	Tyson, Cynthia	Neuman, Aaron C	Diebold, Patrick W	Trumble, Brett
Address	11 Croydon Dr	15 Irondale Dr	12 Old Farm Ct	83 Old Stone Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	70 x 170	75 x 130	70 x 135	85 x 130	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1978 / 0	1975 / 0	1977 / 0	1974 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	B Good	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1261	971	985	1089	884
2nd Sty Area	610	717	939	791	1066
Fin Bsmt/Fin Rec Rm	0 506	0 0	0 450	0 0	0 0
SFLA	1871	1688	1924	1880	1950
Att/Det Gar Sqft	484	420	418	456	286
Prior Land	\$25,200				
Prior Total	\$237,000				
Comp Land Estimate	\$30,600	\$28,700	\$28,000	\$31,200	\$28,300
					\$48,000
Sale Date		1/22/2020	8/30/2019	6/25/2018	3/2/2018
Sale Price		\$205,000	\$260,000	\$221,500	\$206,000
Time Adj Sale Price		\$207,100	\$267,000	\$242,200	\$229,000
TADJSP/SQFT		\$122.69	\$138.77	\$128.83	\$117.44
					\$130.45
Total Adj Factors	\$190,600	\$104,200	\$131,600	\$121,700	\$110,800
Adjusted Sale Price		\$293,500	\$326,000	\$311,100	\$308,800
Comparable Estimate	\$313,300 (\$167.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-11	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.12-1-7.112
Owner	Nikiel, Theresa A	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Lounsbury, Joseph C
Address	12 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 170	70 x 160	100 x 325	100 x 332	72 x 100	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1582	1708	1676	1456	1318	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 240
SFLA	1582	1708	1676	1456	1318	1314
Att/Det Gar Sqft	418	529	572	832	440	440
Prior Land	\$25,200					
Prior Total	\$136,000					
Comp Land Estimate	\$30,600	\$30,100	\$41,400	\$41,400	\$24,500	\$43,600
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020	8/12/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500	\$200,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300	\$200,000
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14	\$152.21
Total Adj Factors	\$110,400	\$121,000	\$131,200	\$102,300	\$97,100	\$107,900
Adjusted Sale Price		\$178,600	\$176,200	\$179,200	\$175,600	\$202,500
Comparable Estimate	\$182,400 (\$115.3/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-4	114.07-5-1	114.02-4-25	114.16-7-7	114.07-6-12
Owner	Collins Thomas W	DeGeorge, Bilyana	Strayer, Kaleb	Skonecki, John M	Abdulla, Abdulhafed M
Address	15 Croydon Dr	48 Old Stone Rd	10 Strasmer Rd	11 Beaverbrook Ct	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	64 x 169	90 x 130	179 x 168	147 x 193	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1974 / 0	1984 / 0	1972 / 0	1975 / 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 90
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	4
Full/Half Baths	1 / 1	2 / 1	3 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1640	1143	1722	1146	1188
2nd Sty Area	800	1192	648	1176	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250
SFLA	2440	2335	2670	2322	2148
Att/Det Gar Sqft	418	528	576	484	230
Prior Land	\$22,900				
Prior Total	\$181,000				
Comp Land Estimate	\$28,900	\$32,100	\$50,800	\$48,000	\$30,000
Sale Date		8/7/2020	9/30/2019	8/2/2019	12/3/2019
Sale Price		\$254,000	\$264,800	\$295,000	\$214,900
Time Adj Sale Price		\$254,000	\$271,000	\$302,900	\$217,800
TADJSP/SQFT		\$108.78	\$101.50	\$130.45	\$101.40
Total Adj Factors	\$134,500	\$142,400	\$167,700	\$166,500	\$111,500
Adjusted Sale Price		\$246,100	\$237,800	\$270,900	\$240,800
Comparable Estimate	\$251,400 (\$103.03/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-12	115.05-13-27	114.12-1-7.112	114.02-5-11	114.02-6-7.1	114.02-4-42
Owner	Colvin Joseph M & W	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Faraj, Salam M	Austin, Cheryl A
Address	16 Croydon Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	16 Cromwell Dr	1283 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	69 x 170	72 x 100	110 x 319	100 x 332	70 x 160	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1983 / 0	1954 / 0	1955 / 0	1976 / 0	1960 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1198	1318	1314	1456	1708	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300	0 400
SFLA	1198	1318	1314	1456	1708	1152
Att/Det Gar Sqft	322	440	440	832	529	400
Prior Land	\$24,700					
Prior Total	\$112,000					
Comp Land Estimate	\$30,300	\$24,500	\$43,600	\$41,400	\$30,100	\$41,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	10/10/2018	8/7/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$177,000	\$205,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$189,200	\$210,500
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$110.77	\$182.73
Total Adj Factors	\$91,200	\$97,100	\$107,900	\$102,300	\$121,000	\$112,300
Adjusted Sale Price		\$156,400	\$183,300	\$160,000	\$159,400	\$189,400
Comparable Estimate	\$169,700 (\$141.65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-5	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	DeVincentis, Emil Jr	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	19 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	71 x 162	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1674	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1674	1708	1676	1456	1318
Att/Det Gar Sqft	420	529	572	832	440
Prior Land	\$25,000				
Prior Total	\$145,200				
Comp Land Estimate	\$30,500	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$118,900	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$187,100	\$184,700	\$187,700	\$184,100
Comparable Estimate	\$193,500 (\$115.59/SFLA)				\$224,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-6-13	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3	114.07-6-12
Owner	Jolley, Adam D	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C	Abdulla, Abdulhafed M
Address	20 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 112	75 x 130	85 x 130	72 x 133	77 x 125	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	891	971	1089	884	994	1188
2nd Sty Area	924	717	791	1066	986	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 250
SFLA	1815	1688	1880	1950	1980	2148
Att/Det Gar Sqft	484	420	456	286	380	230
Prior Land	\$29,200					
Prior Total	\$129,000					
Comp Land Estimate	\$35,100	\$28,700	\$31,200	\$28,300	\$28,600	\$30,000
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020	12/3/2019
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000	\$214,900
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000	\$217,800
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16	\$101.40
Total Adj Factors	\$97,700	\$104,200	\$121,700	\$110,800	\$124,200	\$111,500
Adjusted Sale Price		\$200,600	\$218,200	\$215,900	\$203,500	\$204,000
Comparable Estimate	\$208,400 (\$114.82/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-6	115.05-13-27	114.02-5-11	114.02-6-7.1	114.12-1-7.112	114.02-4-8
Owner	McGill, Michael C	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Lounsbury, Joseph C	Jezewicz, Kim M
Address	23 Croydon Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	1316 Borden Rd	156 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 149	72 x 100	100 x 332	70 x 160	110 x 319	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1973 / 0	1983 / 0	1955 / 0	1976 / 0	1954 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1382	1318	1456	1708	1314	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 240	0 0
SFLA	1382	1318	1456	1708	1314	1676
Att/Det Gar Sqft	308	440	832	529	440	572
Prior Land	\$24,400					
Prior Total	\$125,800					
Comp Land Estimate	\$29,500	\$24,500	\$41,400	\$30,100	\$43,600	\$41,400
Sale Date		4/25/2020	5/13/2019	10/10/2018	8/12/2020	1/14/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$200,000	\$195,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$200,000	\$197,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$152.21	\$117.54
Total Adj Factors	\$98,000	\$97,100	\$102,300	\$121,000	\$107,900	\$131,200
Adjusted Sale Price		\$163,200	\$166,800	\$166,200	\$190,100	\$163,800
Comparable Estimate	\$170,000 (\$123.01/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-7	114.02-6-22	114.02-8-35	115.05-13-19	114.02-9-26	114.02-7-39
Owner	Young, Justin P	Nati, Andrew J	Sumpter, Brandon	Potozniak, Elizabeth M	Walker, Jonathan E	Jacus, Megan O'Brien
Address	27 Croydon Dr	40 Cromwell Dr	43 Irondale Dr	6 Autumn Ln	107 Croydon Dr	87 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 139	71 x 122	70 x 130	73 x 100	70 x 136	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1976 / 0	1979 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 434	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1544	1723	1836	1045	1254	1726
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	434 0	300 0	0 0	812 0	525 0	0 0
SFLA	1978	2023	1836	1857	1779	1726
Att/Det Gar Sqft						
Prior Land	\$23,700					
Prior Total	\$165,000					
Comp Land Estimate	\$28,700	\$26,900	\$27,500	\$24,700	\$28,100	\$24,000
Sale Date		9/11/2018	9/5/2019	11/4/2020	11/2/2020	3/16/2018
Sale Price		\$222,000	\$235,000	\$250,000	\$230,000	\$210,000
Time Adj Sale Price		\$238,600	\$240,500	\$250,000	\$230,000	\$233,500
TADJSP/SQFT		\$117.94	\$130.99	\$134.63	\$129.29	\$135.28
Total Adj Factors	\$119,500	\$120,300	\$114,900	\$111,300	\$110,300	\$102,500
Adjusted Sale Price		\$237,800	\$245,100	\$258,200	\$239,200	\$250,500
Comparable Estimate	\$246,200 (\$124.47/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	114.02-8-2	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.07-8-8
Owner	Becker, Robert E	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Schmidt, Adam J
Address	30 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 130	70 x 160	100 x 325	100 x 332	72 x 100	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0	1974 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	2000	1708	1676	1456	1318	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	2000	1708	1676	1456	1318	1681
Att/Det Gar Sqft	480	529	572	832	440	462
Prior Land	\$25,600					
Prior Total	\$161,000					
Comp Land Estimate	\$31,200	\$30,100	\$41,400	\$41,400	\$24,500	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14	\$147.11
Total Adj Factors	\$140,700	\$121,000	\$131,200	\$102,300	\$97,100	\$142,200
Adjusted Sale Price		\$208,900	\$206,500	\$209,500	\$205,900	\$245,800
Comparable Estimate	\$215,300 (\$107.65/SFLA)					



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-8	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Ziemba, Ronald R	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	31 Croydon Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 130	70 x 136	60 x 120	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 374	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1403	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	374 0	0 0	525 0	0 0	276 0
SFLA	1777	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$22,900				
Prior Total	\$158,000				
Comp Land Estimate	\$28,100	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$111,700	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$237,300	\$231,400	\$242,700	\$207,500
Comparable Estimate	\$233,900 (\$131.63/SFLA)				

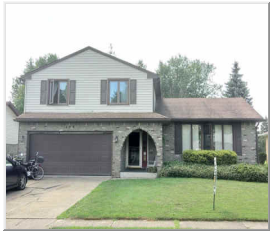
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-8-3	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35	115.05-13-19
Owner	Stevens, Frederick C	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon	Potozniak, Elizabeth M
Address	34 Croydon Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr	6 Autumn Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 130	60 x 120	60 x 120	70 x 136	70 x 130	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 0	1979 / 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	4 Electric No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1693	1406	1726	1254	1836	1045
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	276 0	0 0	525 0	0 0	812 0
SFLA	1693	1682	1726	1779	1836	1857
Att/Det Gar Sqft						
Prior Land	\$24,200					
Prior Total	\$157,000					
Comp Land Estimate	\$28,700	\$24,000	\$24,000	\$28,100	\$27,500	\$24,700
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019	11/4/2020
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000	\$250,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500	\$250,000
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99	\$134.63
Total Adj Factors	\$111,100	\$89,000	\$102,500	\$110,300	\$114,900	\$111,300
Adjusted Sale Price		\$206,900	\$242,100	\$230,800	\$236,700	\$249,800
Comparable Estimate	\$233,300 (\$137.8/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-9	115.05-13-27	114.02-5-11	114.02-6-7.1	114.02-4-8	114.12-1-7.112
Owner	Stapleton David A	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Jezewicz, Kim M	Lounsbury, Joseph C
Address	35 Croydon Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	156 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 136	72 x 100	100 x 332	70 x 160	100 x 325	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1983 / 0	1955 / 0	1976 / 0	1973 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1443	1318	1456	1708	1676	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 240
SFLA	1443	1318	1456	1708	1676	1314
Att/Det Gar Sqft	400	440	832	529	572	440
Prior Land	\$22,900					
Prior Total	\$129,000					
Comp Land Estimate	\$28,100	\$24,500	\$41,400	\$30,100	\$41,400	\$43,600
Sale Date		4/25/2020	5/13/2019	10/10/2018	1/14/2020	8/12/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$195,000	\$200,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$197,000	\$200,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$117.54	\$152.21
Total Adj Factors	\$104,400	\$97,100	\$102,300	\$121,000	\$131,200	\$107,900
Adjusted Sale Price		\$169,600	\$173,200	\$172,600	\$170,200	\$196,500
Comparable Estimate	\$176,400 (\$122.25/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-4	114.02-5-11	114.02-6-7.1	115.05-13-27	114.02-4-8
Owner	Goldyn Thomas	Kadish, Courtney N	Faraj, Salam M	Liberti, Joseph M	Jezewicz, Kim M
Address	38 Croydon Dr	173 Messer Ave	16 Cromwell Dr	11 Harvest Ln	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 130	100 x 332	70 x 160	72 x 100	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1976 / 0	1955 / 0	1976 / 0	1983 / 0	1973 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1448	1456	1708	1318	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	1448	1456	1708	1318	1676
Att/Det Gar Sqft	440	832	529	440	572
Prior Land	\$28,200				
Prior Total	\$145,000				
Comp Land Estimate	\$28,700	\$41,400	\$30,100	\$24,500	\$41,400
Sale Date		5/13/2019	10/10/2018	4/25/2020	1/14/2020
Sale Price		\$165,000	\$177,000	\$161,500	\$195,000
Time Adj Sale Price		\$171,100	\$189,200	\$162,300	\$197,000
TADJSP/SQFT		\$117.51	\$110.77	\$123.14	\$117.54
Total Adj Factors	\$105,600	\$102,300	\$121,000	\$97,100	\$131,200
Adjusted Sale Price		\$174,400	\$173,800	\$170,800	\$171,400
Comparable Estimate	\$177,600 (\$122.65/SFLA)				

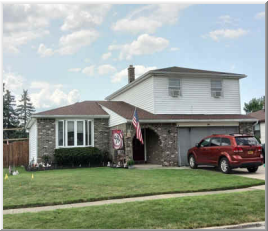
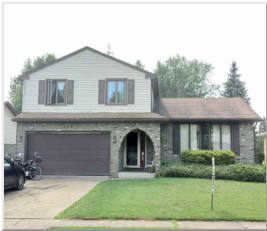
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-10	114.02-5-11	115.05-13-27	114.02-6-7.1	114.02-4-8
Owner	Guay, Barbara M	Kadish, Courtney N	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M
Address	39 Croydon Dr	173 Messer Ave	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	100 x 332	72 x 100	70 x 160	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1976 / 0	1955 / 0	1983 / 0	1976 / 0	1973 / 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	4 Electric No	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1443	1456	1318	1708	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1443	1456	1318	1708	1676
Att/Det Gar Sqft	400	832	440	529	572
Prior Land	\$22,900				
Prior Total	\$129,000				
Comp Land Estimate	\$28,100	\$41,400	\$24,500	\$30,100	\$41,400
Sale Date		5/13/2019	4/25/2020	10/10/2018	1/14/2020
Sale Price		\$165,000	\$161,500	\$177,000	\$195,000
Time Adj Sale Price		\$171,100	\$162,300	\$189,200	\$197,000
TADJSP/SQFT		\$117.51	\$123.14	\$110.77	\$117.54
Total Adj Factors	\$104,400	\$102,300	\$97,100	\$121,000	\$131,200
Adjusted Sale Price		\$173,200	\$169,600	\$172,600	\$170,200
Comparable Estimate	\$176,400 (\$122.25/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-5	114.02-7-39	114.02-6-38	114.02-8-35	114.02-9-26
Owner	Zielinski, Paul T	Jacus, Megan O'Brien	Witherspoon, Ronald	Sumpter, Brandon	Walker, Jonathan E
Address	42 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 130	60 x 120	60 x 120	70 x 130	70 x 136
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1975 / 0	1976 / 0	1977 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 357	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1356	1726	1406	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	357 0	0 0	276 0	0 0	525 0
SFLA	1713	1726	1682	1836	1779
Att/Det Gar Sqft					
Prior Land	\$24,200				
Prior Total	\$175,000				
Comp Land Estimate	\$28,700	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		3/16/2018	8/15/2019	9/5/2019	11/2/2020
Sale Price		\$210,000	\$180,000	\$235,000	\$230,000
Time Adj Sale Price		\$233,500	\$184,800	\$240,500	\$230,000
TADJSP/SQFT		\$135.28	\$109.87	\$130.99	\$129.29
Total Adj Factors	\$123,300	\$102,500	\$89,000	\$114,900	\$110,300
Adjusted Sale Price		\$254,300	\$219,100	\$248,900	\$243,000
Comparable Estimate	\$245,500 (\$143.32/SFLA)				\$262,000

	<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	114.02-9-11	114.02-6-7.1	114.02-5-11	115.05-13-27	114.02-4-8	114.12-1-7.112
Owner	Groth, Lucille	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M	Jezewicz, Kim M	Lounsbury, Joseph C
Address	43 Croydon Dr	16 Cromwell Dr	173 Messer Ave	11 Harvest Ln	156 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 136	70 x 160	100 x 332	72 x 100	100 x 325	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1955 / 0	1983 / 0	1973 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1482	1708	1456	1318	1676	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 240
SFLA	1482	1708	1456	1318	1676	1314
Att/Det Gar Sqft	420	529	832	440	572	440
Prior Land	\$22,900					
Prior Total	\$133,500					
Comp Land Estimate	\$28,100	\$30,100	\$41,400	\$24,500	\$41,400	\$43,600
Sale Date		10/10/2018	5/13/2019	4/25/2020	1/14/2020	8/12/2020
Sale Price		\$177,000	\$165,000	\$161,500	\$195,000	\$200,000
Time Adj Sale Price		\$189,200	\$171,100	\$162,300	\$197,000	\$200,000
TADJSP/SQFT		\$110.77	\$117.51	\$123.14	\$117.54	\$152.21
Total Adj Factors	\$109,100	\$121,000	\$102,300	\$97,100	\$131,200	\$107,900
Adjusted Sale Price		\$177,300	\$177,900	\$174,300	\$174,900	\$201,200
Comparable Estimate	\$181,100 (\$122.2/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-6	114.02-6-7.1	114.02-5-11	114.02-4-8	115.05-13-27
Owner	Bozek, Robert W	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M	Liberti, Joseph M
Address	46 Croydon Dr	16 Cromwell Dr	173 Messer Ave	156 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	70 x 160	100 x 332	100 x 325	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1955 / 0	1973 / 0	1983 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1485	1708	1456	1676	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1485	1708	1456	1676	1318
Att/Det Gar Sqft	440	529	832	572	440
Prior Land	\$22,600				
Prior Total	\$128,900				
Comp Land Estimate	\$27,500	\$30,100	\$41,400	\$41,400	\$24,500
					\$43,600
Sale Date		10/10/2018	5/13/2019	1/14/2020	4/25/2020
Sale Price		\$177,000	\$165,000	\$195,000	\$161,500
Time Adj Sale Price		\$189,200	\$171,100	\$197,000	\$162,300
TADJSP/SQFT		\$110.77	\$117.51	\$117.54	\$123.14
					\$152.21
Total Adj Factors	\$105,800	\$121,000	\$102,300	\$131,200	\$97,100
Adjusted Sale Price		\$174,000	\$174,600	\$171,600	\$171,000
					\$107,900
Comparable Estimate	\$177,800 (\$119.73/SFLA)				\$197,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-12	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Pesta, David M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	47 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1512	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1512	1708	1676	1456	1318
Att/Det Gar Sqft	294	529	572	832	440
Prior Land	\$22,900				
Prior Total	\$134,000				
Comp Land Estimate	\$28,100	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$112,400	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$180,600	\$178,200	\$181,200	\$177,600
Comparable Estimate	\$184,400 (\$121.96/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-7	114.02-6-38	114.02-7-39	114.02-8-35	114.02-9-26
Owner	Wangler, Timothy W	Witherspoon, Ronald	Jacus, Megan O'Brien	Sumpter, Brandon	Walker, Jonathan E
Address	50 Croydon Dr	104 Cromwell Dr	87 Cromwell Dr	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	60 x 120	60 x 120	70 x 130	70 x 136
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1974 / 0	1976 / 0	1977 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1693	1406	1726	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	276 0	0 0	0 0	525 0
SFLA	1693	1682	1726	1836	1779
Att/Det Gar Sqft					
Prior Land	\$22,600				
Prior Total	\$150,000				
Comp Land Estimate	\$27,500	\$24,000	\$24,000	\$27,500	\$28,100
Sale Date		8/15/2019	3/16/2018	9/5/2019	11/2/2020
Sale Price		\$180,000	\$210,000	\$235,000	\$230,000
Time Adj Sale Price		\$184,800	\$233,500	\$240,500	\$230,000
TADJSP/SQFT		\$109.87	\$135.28	\$130.99	\$129.29
Total Adj Factors	\$102,300	\$89,000	\$102,500	\$114,900	\$110,300
Adjusted Sale Price		\$198,100	\$233,300	\$227,900	\$222,000
Comparable Estimate	\$224,500 (\$132.6/SFLA)				\$241,000



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-13	115.05-13-27	114.12-1-7.112	114.02-5-11	114.02-4-42	114.02-6-7.1
Owner	Filipski, Jeffrey M	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Austin, Cheryl A	Faraj, Salam M
Address	51 Croydon Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	1283 Borden Rd	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 136	72 x 100	110 x 319	100 x 332	100 x 337	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1976 / 0	1983 / 0	1954 / 0	1955 / 0	1960 / 0	1976 / 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 90	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1190	1318	1314	1456	1152	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 750	0 0	0 240	0 0	0 400	0 300
SFLA	1190	1318	1314	1456	1152	1708
Att/Det Gar Sqft	418	440	440	832	400	529
Prior Land	\$22,900					
Prior Total	\$126,000					
Comp Land Estimate	\$28,100	\$24,500	\$43,600	\$41,400	\$41,400	\$30,100
Sale Date		4/25/2020	8/12/2020	5/13/2019	8/7/2019	10/10/2018
Sale Price		\$161,500	\$200,000	\$165,000	\$205,000	\$177,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$210,500	\$189,200
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$182.73	\$110.77
Total Adj Factors	\$97,400	\$97,100	\$107,900	\$102,300	\$112,300	\$121,000
Adjusted Sale Price		\$162,600	\$189,500	\$166,200	\$195,600	\$165,600
Comparable Estimate	\$175,900 (\$147.82/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-8	114.02-6-7.1	114.02-5-11	114.02-4-8	114.12-1-7.112
Owner	Million, Kathryn L	Faraj, Salam M	Kadish, Courtney N	Jezewicz, Kim M	Liberti, Joseph M
Address	54 Croydon Dr	16 Cromwell Dr	173 Messer Ave	156 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	70 x 160	100 x 332	100 x 325	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1955 / 0	1973 / 0	1983 / 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	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1488	1708	1456	1676	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1488	1708	1456	1676	1318
Att/Det Gar Sqft	500	529	832	572	440
Prior Land	\$22,600				
Prior Total	\$130,200				
Comp Land Estimate	\$27,500	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	5/13/2019	1/14/2020	4/25/2020
Sale Price		\$177,000	\$165,000	\$195,000	\$161,500
Time Adj Sale Price		\$189,200	\$171,100	\$197,000	\$162,300
TADJSP/SQFT		\$110.77	\$117.51	\$117.54	\$123.14
Total Adj Factors	\$106,800	\$121,000	\$102,300	\$131,200	\$97,100
Adjusted Sale Price		\$175,000	\$175,600	\$172,600	\$172,000
Comparable Estimate	\$178,800 (\$120.16/SFLA)				\$107,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-14	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Winkel John E	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	55 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1879	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0
SFLA	1879	1708	1676	1456	1318
Att/Det Gar Sqft	308	529	572	832	440
Prior Land	\$22,900				
Prior Total	\$158,100				
Comp Land Estimate	\$28,100	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$127,300	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$195,500	\$193,100	\$196,100	\$192,500
Comparable Estimate	\$201,900 (\$107.45/SFLA)				\$142,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-9	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Wagner John R & W	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	58 Croydon Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	70 x 130	70 x 136	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	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
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1429	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	0 0	525 0	0 0	276 0
SFLA	1781	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$22,600				
Prior Total	\$155,000				
Comp Land Estimate	\$27,500	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$108,300	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$233,900	\$228,000	\$239,300	\$204,100
Comparable Estimate	\$230,500 (\$129.42/SFLA)				\$111,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-15	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-7.1
Owner	Skubinski, Eric E	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Faraj, Salam M
Address	59 Croydon Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 130	70 x 136	60 x 120	70 x 160
Building Style	14 other	03 Split level	03 Split level	03 Split level	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	01 Wood
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	1.0	1.0	1.0	2.0
Bedrooms	4	4	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	3 Partial 2	4 Full 2	4 Full 0
1st Sty Area	1330	1836	1254	1726	1708
2nd Sty Area	468	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	525 0	0 0	0 300
SFLA	1798	1836	1779	1726	1708
Att/Det Gar Sqft	418				529
Prior Land	\$22,900				
Prior Total	\$140,300				
Comp Land Estimate	\$28,100	\$27,500	\$28,100	\$24,000	\$30,100
Sale Date		9/5/2019	11/2/2020	3/16/2018	10/10/2018
Sale Price		\$235,000	\$230,000	\$210,000	\$177,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$189,200
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$110.77
Total Adj Factors	\$105,500	\$114,900	\$110,300	\$102,500	\$121,000
Adjusted Sale Price		\$231,100	\$225,200	\$236,500	\$173,700
Comparable Estimate	\$215,000 (\$119.58/SFLA)				\$208,400

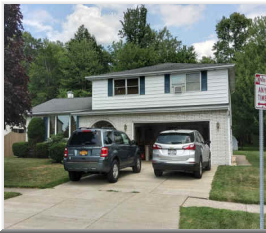
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-10	114.02-5-11	114.02-6-7.1	114.02-4-8	114.02-4-42
Owner	Barnhard, Alan N	Kadish, Courtney N	Faraj, Salam M	Jezewicz, Kim M	Austin, Cheryl A
Address	62 Croydon Dr	173 Messer Ave	16 Cromwell Dr	156 Messer Ave	1283 Borden Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	100 x 332	70 x 160	100 x 325	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1955 / 0	1976 / 0	1973 / 0	1960 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1484	1456	1708	1676	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 400
SFLA	1484	1456	1708	1676	1152
Att/Det Gar Sqft	308	832	529	572	400
Prior Land	\$22,600				
Prior Total	\$154,000				
Comp Land Estimate	\$27,500	\$41,400	\$30,100	\$41,400	\$41,400
Sale Date		5/13/2019	10/10/2018	1/14/2020	8/7/2019
Sale Price		\$165,000	\$177,000	\$195,000	\$205,000
Time Adj Sale Price		\$171,100	\$189,200	\$197,000	\$210,500
TADJSP/SQFT		\$117.51	\$110.77	\$117.54	\$182.73
Total Adj Factors	\$118,000	\$102,300	\$121,000	\$131,200	\$112,300
Adjusted Sale Price		\$186,800	\$186,200	\$183,800	\$216,200
Comparable Estimate	\$199,200 (\$134.23/SFLA)				\$142,200

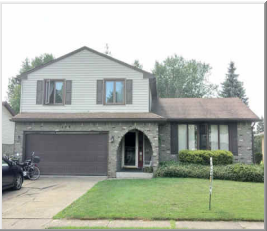
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-16	114.02-5-11	115.05-13-27	114.02-6-7.1	114.02-4-8	114.12-1-7.112
Owner	The Zynda Family Trust	Kadish, Courtney N	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M	Lounsbury, Joseph C
Address	63 Croydon Dr	173 Messer Ave	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 136	100 x 332	72 x 100	70 x 160	100 x 325	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1955 / 0	1983 / 0	1976 / 0	1973 / 0	1954 / 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	3 Hot wtr/strm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1448	1456	1318	1708	1676	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 240
SFLA	1448	1456	1318	1708	1676	1314
Att/Det Gar Sqft	440	832	440	529	572	440
Prior Land	\$22,900					
Prior Total	\$131,100					
Comp Land Estimate	\$28,100	\$41,400	\$24,500	\$30,100	\$41,400	\$43,600
Sale Date		5/13/2019	4/25/2020	10/10/2018	1/14/2020	8/12/2020
Sale Price		\$165,000	\$161,500	\$177,000	\$195,000	\$200,000
Time Adj Sale Price		\$171,100	\$162,300	\$189,200	\$197,000	\$200,000
TADJSP/SQFT		\$117.51	\$123.14	\$110.77	\$117.54	\$152.21
Total Adj Factors	\$110,100	\$102,300	\$97,100	\$121,000	\$131,200	\$107,900
Adjusted Sale Price		\$178,900	\$175,300	\$178,300	\$175,900	\$202,200
Comparable Estimate	\$182,100 (\$125.76/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-8-11	114.07-5-1	114.16-7-7	114.02-4-25	114.07-6-12	114.02-8-41
Owner	Zale Diane M	DeGeorge, Bilyana	Skonecki, John M	Strayer, Kaleb	Abdulla, Abdulhafed M	Tyson, Cynthia
Address	66 Croydon Dr	48 Old Stone Rd	11 Beaverbrook Ct	10 Strasmer Rd	35 Honorine Dr	15 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 130	90 x 130	147 x 193	179 x 168	80 x 130	75 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1972 / 0	1984 / 0	1975 / 0	1978 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	4 Electric No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	5	4	3
Full/Half Baths	2 / 0	2 / 1	2 / 1	3 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1478	1143	1146	1722	1188	971
2nd Sty Area	866	1192	1176	648	960	717
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	2344	2335	2322	2670	2148	1688
Att/Det Gar Sqft	200	528	484	576	230	420
Prior Land	\$22,600					
Prior Total	\$175,000					
Comp Land Estimate	\$27,500	\$32,100	\$48,000	\$50,800	\$30,000	\$28,700
Sale Date		8/7/2020	8/2/2019	9/30/2019	12/3/2019	1/22/2020
Sale Price		\$254,000	\$295,000	\$264,800	\$214,900	\$205,000
Time Adj Sale Price		\$254,000	\$302,900	\$271,000	\$217,800	\$207,100
TADJSP/SQFT		\$108.78	\$130.45	\$101.50	\$101.40	\$122.69
Total Adj Factors	\$135,500	\$142,400	\$166,500	\$167,700	\$111,500	\$104,200
Adjusted Sale Price		\$247,100	\$271,900	\$238,800	\$241,800	\$238,400
Comparable Estimate	\$247,600 (\$105.63/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-17	114.02-5-11	115.05-13-27	114.02-6-7.1	114.02-4-8
Owner	Gaca Karen S	Kadish, Courtney N	Liberti, Joseph M	Faraj, Salam M	Jezewicz, Kim M
Address	67 Croydon Dr	173 Messer Ave	11 Harvest Ln	16 Cromwell Dr	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	100 x 332	72 x 100	70 x 160	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1976 / 0	1955 / 0	1983 / 0	1976 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1450	1456	1318	1708	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1450	1456	1318	1708	1676
Att/Det Gar Sqft	420	832	440	529	572
Prior Land	\$22,900				
Prior Total	\$129,500				
Comp Land Estimate	\$28,100	\$41,400	\$24,500	\$30,100	\$41,400
Sale Date		5/13/2019	4/25/2020	10/10/2018	1/14/2020
Sale Price		\$165,000	\$161,500	\$177,000	\$195,000
Time Adj Sale Price		\$171,100	\$162,300	\$189,200	\$197,000
TADJSP/SQFT		\$117.51	\$123.14	\$110.77	\$117.54
Total Adj Factors	\$104,100	\$102,300	\$97,100	\$121,000	\$131,200
Adjusted Sale Price		\$172,900	\$169,300	\$172,300	\$169,900
Comparable Estimate	\$176,100 (\$121.45/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-12	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Blamowski, Jennifer	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	70 Croydon Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	70 x 130	70 x 136	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1451	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	0 0	525 0	0 0	276 0
SFLA	1803	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$22,600				
Prior Total	\$157,000				
Comp Land Estimate	\$27,500	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$123,500	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$249,100	\$243,200	\$254,500	\$219,300
Comparable Estimate	\$245,700 (\$136.27/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-18	114.02-9-26	114.02-7-39	114.02-8-35	114.02-6-38
Owner	Michaels, Jerome M Jr	Walker, Jonathan E	Jacus, Megan O'Brien	Sumpter, Brandon	Witherspoon, Ronald
Address	71 Croydon Dr	107 Croydon Dr	87 Cromwell Dr	43 Irondale Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 136	60 x 120	70 x 130	60 x 120
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1977 / 0	1974 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 374	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1403	1254	1726	1836	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	374 0	525 0	0 0	0 0	276 0
SFLA	1777	1779	1726	1836	1682
Att/Det Gar Sqft					
Prior Land	\$22,900				
Prior Total	\$156,000				
Comp Land Estimate	\$28,100	\$28,100	\$24,000	\$27,500	\$24,000
Sale Date		11/2/2020	3/16/2018	9/5/2019	8/15/2019
Sale Price		\$230,000	\$210,000	\$235,000	\$180,000
Time Adj Sale Price		\$230,000	\$233,500	\$240,500	\$184,800
TADJSP/SQFT		\$129.29	\$135.28	\$130.99	\$109.87
Total Adj Factors	\$110,200	\$110,300	\$102,500	\$114,900	\$89,000
Adjusted Sale Price		\$229,900	\$241,200	\$235,800	\$206,000
Comparable Estimate	\$232,400 (\$130.78/SFLA)				\$248,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-13	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35
Owner	Reddien, Scott	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon
Address	74 Croydon Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	60 x 120	60 x 120	70 x 136	70 x 130
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 398	C Average 90	C Average 100	C Average 100	C Average 110
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 / Y	1 / N	1 / N	1 / N	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1275	1406	1726	1254	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	398 0	276 0	0 0	525 0	0 0
SFLA	1673	1682	1726	1779	1836
Att/Det Gar Sqft					
Prior Land	\$22,600				
Prior Total	\$136,000				
Comp Land Estimate	\$27,500	\$24,000	\$24,000	\$28,100	\$27,500
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99
Total Adj Factors	\$94,700	\$89,000	\$102,500	\$110,300	\$114,900
Adjusted Sale Price		\$190,500	\$225,700	\$214,400	\$220,300
Comparable Estimate	\$212,900 (\$127.26/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-19	115.05-13-27	114.02-5-11	114.02-6-7.1	114.02-4-8
Owner	Natalizia, Bruce A	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Jezewicz, Kim M
Address	75 Croydon Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	156 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	72 x 100	100 x 332	70 x 160	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1977 / 0	1983 / 0	1955 / 0	1976 / 0	1973 / 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1390	1318	1456	1708	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	1390	1318	1456	1708	1676
Att/Det Gar Sqft	432	440	832	529	572
Prior Land	\$22,900				
Prior Total	\$130,500				
Comp Land Estimate	\$28,100	\$24,500	\$41,400	\$30,100	\$41,400
Sale Date		4/25/2020	5/13/2019	10/10/2018	1/14/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$195,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$197,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$117.54
Total Adj Factors	\$105,400	\$97,100	\$102,300	\$121,000	\$131,200
Adjusted Sale Price		\$170,600	\$174,200	\$173,600	\$171,200
Comparable Estimate	\$177,400 (\$127.63/SFLA)				

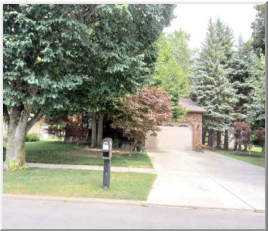


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-8-14	115.05-13-27	114.12-1-7.112	114.02-5-11	114.02-6-7.1	114.07-9-14
Owner	Chowanec, Thomas E	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Faraj, Salam M	Palermo, Salvatore
Address	78 Croydon Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	16 Cromwell Dr	399 Rowley 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 130	72 x 100	110 x 319	100 x 332	70 x 160	80 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1983 / 0	1954 / 0	1955 / 0	1976 / 0	1973 / 0
Condition	3 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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1300	1318	1314	1456	1708	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300	0 0
SFLA	1300	1318	1314	1456	1708	1358
Att/Det Gar Sqft	440	440	440	832	529	504
Prior Land	\$22,600					
Prior Total	\$120,000					
Comp Land Estimate	\$27,500	\$24,500	\$43,600	\$41,400	\$30,100	\$29,400
Sale Date		4/25/2020	8/12/2020	5/13/2019	10/10/2018	8/12/2019
Sale Price		\$161,500	\$200,000	\$165,000	\$177,000	\$162,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$189,200	\$166,300
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$110.77	\$122.46
Total Adj Factors	\$97,100	\$97,100	\$107,900	\$102,300	\$121,000	\$96,700
Adjusted Sale Price		\$162,300	\$189,200	\$165,900	\$165,300	\$166,700
Comparable Estimate	\$169,900 (\$130.69/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-20	115.05-13-27	114.02-5-11	114.02-6-7.1	114.02-4-8	114.12-1-7.112
Owner	Marczak , Lorraine R	Liberti, Joseph M	Kadish, Courtney N	Faraj, Salam M	Jezewicz, Kim M	Lounsbury, Joseph C
Address	79 Croydon Dr	11 Harvest Ln	173 Messer Ave	16 Cromwell Dr	156 Messer Ave	1316 Borden 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 136	72 x 100	100 x 332	70 x 160	100 x 325	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1983 / 0	1955 / 0	1976 / 0	1973 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1384	1318	1456	1708	1676	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 240
SFLA	1384	1318	1456	1708	1676	1314
Att/Det Gar Sqft	440	440	832	529	572	440
Prior Land	\$22,900					
Prior Total	\$127,700					
Comp Land Estimate	\$28,100	\$24,500	\$41,400	\$30,100	\$41,400	\$43,600
Sale Date		4/25/2020	5/13/2019	10/10/2018	1/14/2020	8/12/2020
Sale Price		\$161,500	\$165,000	\$177,000	\$195,000	\$200,000
Time Adj Sale Price		\$162,300	\$171,100	\$189,200	\$197,000	\$200,000
TADJSP/SQFT		\$123.14	\$117.51	\$110.77	\$117.54	\$152.21
Total Adj Factors	\$105,200	\$97,100	\$102,300	\$121,000	\$131,200	\$107,900
Adjusted Sale Price		\$170,400	\$174,000	\$173,400	\$171,000	\$197,300
Comparable Estimate	\$177,200 (\$128.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-15	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Kuczmariski, Edward J	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	82 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	891	971	1089	884	994
2nd Sty Area	924	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1815	1688	1880	1950	1980
Att/Det Gar Sqft	440	420	456	286	380
Prior Land	\$22,600				
Prior Total	\$164,000				
Comp Land Estimate	\$27,500	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$106,500	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$209,400	\$227,000	\$224,700	\$212,300
Comparable Estimate	\$217,200 (\$119.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-21	114.02-8-41	114.07-4-16	114.07-9-1	114.07-8-11
Owner	Rusin, Ronald F	Tyson, Cynthia	Diebold, Patrick W	Nelson, Michael	Trumble, Brett
Address	83 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	283 Rowley Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 136	75 x 130	85 x 130	89 x 123	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1977 / 0	1980 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	897	971	1089	638	994
2nd Sty Area	627	717	791	618	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 300
SFLA	1524	1688	1880	1256	1950
Att/Det Gar Sqft	399	420	456	418	286
Prior Land	\$24,700				
Prior Total	\$137,000				
Comp Land Estimate	\$29,400	\$28,700	\$31,200	\$31,100	\$28,300
Sale Date		1/22/2020	6/25/2018	1/31/2020	3/2/2018
Sale Price		\$205,000	\$221,500	\$218,000	\$206,000
Time Adj Sale Price		\$207,100	\$242,200	\$220,200	\$229,000
TADJSP/SQFT		\$122.69	\$128.83	\$175.32	\$117.44
Total Adj Factors	\$94,000	\$104,200	\$121,700	\$95,100	\$110,800
Adjusted Sale Price		\$196,900	\$214,500	\$219,100	\$212,200
Comparable Estimate	\$208,500 (\$136.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-16	114.02-6-22	114.02-8-35	114.02-9-26	114.02-4-18
Owner	Vinson Willie B	Nati, Andrew J	Sumpter, Brandon	Walker, Jonathan E	Gawel, Christianne E
Address	86 Croydon Dr	40 Cromwell Dr	43 Irondale Dr	107 Croydon Dr	208 Messer Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 130	71 x 122	70 x 130	70 x 136	100 x 325
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	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1977 / 0	1975 / 0	1976 / 0	1977 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1631	1723	1836	1254	1680
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	300 0	0 0	525 0	504 0
SFLA	1983	2023	1836	1779	2184
Att/Det Gar Sqft					
Prior Land	\$22,600				
Prior Total	\$154,800				
Comp Land Estimate	\$27,500	\$26,900	\$27,500	\$28,100	\$41,400
					\$24,700
Sale Date		9/11/2018	9/5/2019	11/2/2020	10/12/2018
Sale Price		\$222,000	\$235,000	\$230,000	\$227,000
Time Adj Sale Price		\$238,600	\$240,500	\$230,000	\$242,600
TADJSP/SQFT		\$117.94	\$130.99	\$129.29	\$111.08
					\$134.63
Total Adj Factors	\$118,900	\$120,300	\$114,900	\$110,300	\$135,300
Adjusted Sale Price		\$237,200	\$244,500	\$238,600	\$226,200
					\$111,300
Comparable Estimate	\$240,800 (\$121.43/SFLA)				\$257,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-17	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Meinke , James H	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	90 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	952	971	1089	884	994
2nd Sty Area	837	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1789	1688	1880	1950	1980
Att/Det Gar Sqft	441	420	456	286	380
Prior Land	\$22,600				
Prior Total	\$145,000				
Comp Land Estimate	\$27,500	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$109,200	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$212,100	\$229,700	\$227,400	\$215,000
Comparable Estimate	\$219,900 (\$122.92/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-22	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Brogowski, Geraldine F	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	91 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 136	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	918	971	1089	884	994
2nd Sty Area	952	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1870	1688	1880	1950	1980
Att/Det Gar Sqft	396	420	456	286	380
Prior Land	\$24,700				
Prior Total	\$165,000				
Comp Land Estimate	\$29,400	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$109,000	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$211,900	\$229,500	\$227,200	\$214,800
Comparable Estimate	\$219,700 (\$117.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-18	114.02-8-41	114.07-6-12	114.07-4-16	114.07-8-11
Owner	Vargo Jason M	Tyson, Cynthia	Abdulla, Abdulhafed M	Diebold, Patrick W	Trumble, Brett
Address	94 Croydon Dr	15 Irondale Dr	35 Honorine Dr	83 Old Stone Rd	32 Old Stone Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	75 x 130	80 x 130	85 x 130	72 x 133
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1975 / 0	1977 / 0	1974 / 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 Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1332	971	1188	1089	884
2nd Sty Area	728	717	960	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2060	1688	2148	1880	1950
Att/Det Gar Sqft	460	420	230	456	286
Prior Land	\$22,600				
Prior Total	\$179,000				
Comp Land Estimate	\$27,500	\$28,700	\$30,000	\$31,200	\$28,300
Sale Date		1/22/2020	12/3/2019	6/25/2018	3/2/2018
Sale Price		\$205,000	\$214,900	\$221,500	\$206,000
Time Adj Sale Price		\$207,100	\$217,800	\$242,200	\$229,000
TADJSP/SQFT		\$122.69	\$101.40	\$128.83	\$117.44
Total Adj Factors	\$122,800	\$104,200	\$111,500	\$121,700	\$110,800
Adjusted Sale Price		\$225,700	\$229,100	\$243,300	\$241,000
Comparable Estimate	\$233,500 (\$113.35/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-23	115.05-13-27	114.12-1-7.112	114.02-5-11	114.02-6-7.1
Owner	Maciuba, Darryl L	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N	Faraj, Salam M
Address	95 Croydon Dr	11 Harvest Ln	1316 Borden Rd	173 Messer Ave	16 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	70 x 136	72 x 100	110 x 319	100 x 332	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1977 / 0	1983 / 0	1954 / 0	1955 / 0	1976 / 0
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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1326	1318	1314	1456	1708
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 300
SFLA	1326	1318	1314	1456	1708
Att/Det Gar Sqft	484	440	440	832	529
Prior Land	\$22,900				
Prior Total	\$116,900				
Comp Land Estimate	\$28,100	\$24,500	\$43,600	\$41,400	\$30,100
Sale Date		4/25/2020	8/12/2020	5/13/2019	10/10/2018
Sale Price		\$161,500	\$200,000	\$165,000	\$177,000
Time Adj Sale Price		\$162,300	\$200,000	\$171,100	\$189,200
TADJSP/SQFT		\$123.14	\$152.21	\$117.51	\$110.77
Total Adj Factors	\$100,400	\$97,100	\$107,900	\$102,300	\$121,000
Adjusted Sale Price		\$165,600	\$192,500	\$169,200	\$168,600
Comparable Estimate	\$173,200 (\$130.62/SFLA)				\$96,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-8-19	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3	114.07-6-12
Owner	Szafranski, Casimir J	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C	Abdulla, Abdulhafed M
Address	98 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd	35 Honorine Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 130	75 x 130	85 x 130	72 x 133	77 x 125	80 x 130
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	922	971	1089	884	994	1188
2nd Sty Area	925	717	791	1066	986	960
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 300	0 250
SFLA	1847	1688	1880	1950	1980	2148
Att/Det Gar Sqft	420	420	456	286	380	230
Prior Land	\$24,200					
Prior Total	\$155,000					
Comp Land Estimate	\$28,700	\$28,700	\$31,200	\$28,300	\$28,600	\$30,000
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020	12/3/2019
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000	\$214,900
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000	\$217,800
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16	\$101.40
Total Adj Factors	\$113,200	\$104,200	\$121,700	\$110,800	\$124,200	\$111,500
Adjusted Sale Price		\$216,100	\$233,700	\$231,400	\$219,000	\$219,500
Comparable Estimate	\$223,900 (\$121.22/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-24	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Gerbers, Susan	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	99 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1591	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 793	0 300	0 0	0 0	0 240
SFLA	1591	1708	1676	1456	1318
Att/Det Gar Sqft	441	529	572	832	440
Prior Land	\$22,900				
Prior Total	\$150,000				
Comp Land Estimate	\$28,100	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$119,800	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$188,000	\$185,600	\$188,600	\$185,000
Comparable Estimate	\$191,800 (\$120.55/SFLA)				\$211,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-20	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Dickman, Julian D	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	102 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1006	971	1089	884	994
2nd Sty Area	691	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1697	1688	1880	1950	1980
Att/Det Gar Sqft	460	420	456	286	380
Prior Land	\$22,600				
Prior Total	\$160,000				
Comp Land Estimate	\$27,500	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$102,900	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$205,800	\$223,400	\$221,100	\$208,700
Comparable Estimate	\$213,600 (\$125.87/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-25	114.02-6-38	114.02-9-26	114.02-7-39	114.02-8-35
Owner	Wartinger Donald C	Witherspoon, Ronald	Walker, Jonathan E	Jacus, Megan O'Brien	Sumpter, Brandon
Address	103 Croydon Dr	104 Cromwell Dr	107 Croydon Dr	87 Cromwell Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	70 x 136	60 x 120	70 x 136	60 x 120	70 x 130
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1975 / 0	1977 / 0	1974 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 438	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1026	1406	1254	1726	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	438 0	276 0	525 0	0 0	0 0
SFLA	1464	1682	1779	1726	1836
Att/Det Gar Sqft					
Prior Land	\$22,900				
Prior Total	\$144,000				
Comp Land Estimate	\$28,100	\$24,000	\$28,100	\$24,000	\$27,500
Sale Date		8/15/2019	11/2/2020	3/16/2018	9/5/2019
Sale Price		\$180,000	\$230,000	\$210,000	\$235,000
Time Adj Sale Price		\$184,800	\$230,000	\$233,500	\$240,500
TADJSP/SQFT		\$109.87	\$129.29	\$135.28	\$130.99
Total Adj Factors	\$96,100	\$89,000	\$110,300	\$102,500	\$114,900
Adjusted Sale Price		\$191,900	\$215,800	\$227,100	\$221,700
Comparable Estimate	\$214,300 (\$146.38/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-21	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Kasperek, Kelly	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	106 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 130	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	918	971	1089	884	994
2nd Sty Area	952	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1870	1688	1880	1950	1980
Att/Det Gar Sqft	418	420	456	286	380
Prior Land	\$22,600				
Prior Total	\$170,000				
Comp Land Estimate	\$27,500	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$115,400	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$218,300	\$235,900	\$233,600	\$221,200
Comparable Estimate	\$226,100 (\$120.91/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-26	114.02-9-26	114.02-8-35	114.02-7-39	114.02-6-38
Owner	Walker, Jonathan E	Walker, Jonathan E	Sumpter, Brandon	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	107 Croydon Dr	107 Croydon Dr	43 Irondale Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 136	70 x 136	70 x 130	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1976 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 525	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1254	1254	1836	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	525 0	525 0	0 0	0 0	276 0
SFLA	1779	1779	1836	1726	1682
Att/Det Gar Sqft					
Prior Land	\$22,900				
Prior Total	\$156,000				
Comp Land Estimate	\$28,100	\$28,100	\$27,500	\$24,000	\$24,000
Sale Date		11/2/2020	9/5/2019	3/16/2018	8/15/2019
Sale Price		\$230,000	\$235,000	\$210,000	\$180,000
Time Adj Sale Price		\$230,000	\$240,500	\$233,500	\$184,800
TADJSP/SQFT		\$129.29	\$130.99	\$135.28	\$109.87
Total Adj Factors	\$110,300	\$110,300	\$114,900	\$102,500	\$89,000
Adjusted Sale Price		\$230,000	\$235,900	\$241,300	\$206,100
Comparable Estimate	\$232,500 (\$130.69/SFLA)				\$111,300

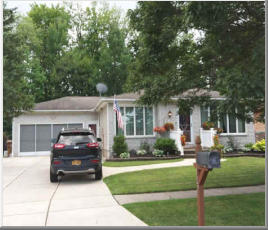
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-8-22	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Slowinski, Kara	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	110 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	85 x 130	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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 No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / 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	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1779	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 300	0 0	0 0	0 0
SFLA	1779	1708	1676	1456	1318
Att/Det Gar Sqft	440	529	572	832	440
Prior Land	\$25,600				
Prior Total	\$159,000				
Comp Land Estimate	\$31,200	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$135,700	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$203,900	\$201,500	\$204,500	\$200,900
Comparable Estimate	\$210,300 (\$118.21/SFLA)				\$142,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-27	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	De Vincentis, Emil F	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	111 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 136	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 2009	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1046	971	1089	884	1188
2nd Sty Area	832	717	791	1066	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1878	1688	1880	1950	1980
Att/Det Gar Sqft	460	420	456	286	380
Prior Land	\$26,100				
Prior Total	\$141,000				
Comp Land Estimate	\$28,100	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$113,800	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$216,700	\$234,300	\$232,000	\$219,600
Comparable Estimate	\$224,500 (\$119.54/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-28	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	Bernys, Ronald D	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	115 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	48 x 166	70 x 160	100 x 325	100 x 332	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
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	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	1 / 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	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1624	1708	1676	1456	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240
SFLA	1624	1708	1676	1456	1318
Att/Det Gar Sqft	420	529	572	832	440
Prior Land	\$17,100				
Prior Total	\$134,000				
Comp Land Estimate	\$22,100	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$110,300	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$178,500	\$176,100	\$179,100	\$175,500
Comparable Estimate	\$182,300 (\$112.25/SFLA)				\$202,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-29	114.02-8-41	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Richards, Matthew A	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	119 Croydon Dr	15 Irondale Dr	83 Old Stone Rd	32 Old Stone Rd	295 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	45 x 166	75 x 130	85 x 130	72 x 133	77 x 125
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1978 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	1 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1002	971	1089	884	994
2nd Sty Area	728	717	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300
SFLA	1730	1688	1880	1950	1980
Att/Det Gar Sqft	420	420	456	286	380
Prior Land	\$16,000				
Prior Total	\$160,000				
Comp Land Estimate	\$20,700	\$28,700	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$103,800	\$104,200	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$206,700	\$224,300	\$222,000	\$209,600
Comparable Estimate	\$214,500 (\$123.99/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-30	114.02-9-26	114.02-8-35	115.05-13-19	114.02-6-22
Owner	Jasinski Laura	Walker, Jonathan E	Sumpter, Brandon	Potozniak, Elizabeth M	Nati, Andrew J
Address	123 Croydon Dr	107 Croydon Dr	43 Irondale Dr	6 Autumn Ln	40 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	57 x 147	70 x 136	70 x 130	73 x 100	71 x 122
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1976 / 0	1979 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 297	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	3	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1609	1254	1836	1045	1723
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	297 0	525 0	0 0	812 0	300 0
SFLA	1906	1779	1836	1857	2023
Att/Det Gar Sqft					
Prior Land	\$19,400				
Prior Total	\$156,800				
Comp Land Estimate	\$25,100	\$28,100	\$27,500	\$24,700	\$26,900
Sale Date		11/2/2020	9/5/2019	11/4/2020	9/11/2018
Sale Price		\$230,000	\$235,000	\$250,000	\$222,000
Time Adj Sale Price		\$230,000	\$240,500	\$250,000	\$238,600
TADJSP/SQFT		\$129.29	\$130.99	\$134.63	\$117.94
Total Adj Factors	\$115,100	\$110,300	\$114,900	\$111,300	\$120,300
Adjusted Sale Price		\$234,800	\$240,700	\$253,800	\$233,400
Comparable Estimate	\$241,800 (\$126.86/SFLA)				\$102,500

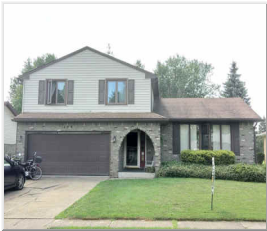
	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-31	114.02-4-42	114.07-9-12	115.05-13-27	114.12-1-7.112	114.02-5-11
Owner	Gorski, Leah M	Austin, Cheryl A	Vohwinkel, Mark T	Liberti, Joseph M	Lounsbury, Joseph C	Kadish, Courtney N
Address	127 Croydon Dr	1283 Borden Rd	379 Rowley Rd	11 Harvest Ln	1316 Borden Rd	173 Messer 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	123	123	123	123	123	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 139	100 x 337	70 x 125	72 x 100	110 x 319	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1960 / 0	1974 / 0	1983 / 0	1954 / 0	1955 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1300	1152	1272	1318	1314	1456
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 675	0 400	0 605	0 0	0 240	0 0
SFLA	1300	1152	1272	1318	1314	1456
Att/Det Gar Sqft	480	400	528	440	440	832
Prior Land	\$23,400					
Prior Total	\$125,800					
Comp Land Estimate	\$28,400	\$41,400	\$26,900	\$24,500	\$43,600	\$41,400
Sale Date		8/7/2019	7/17/2018	4/25/2020	8/12/2020	5/13/2019
Sale Price		\$205,000	\$185,000	\$161,500	\$200,000	\$165,000
Time Adj Sale Price		\$210,500	\$201,100	\$162,300	\$200,000	\$171,100
TADJSP/SQFT		\$182.73	\$158.10	\$123.14	\$152.21	\$117.51
Total Adj Factors	\$117,600	\$112,300	\$116,700	\$97,100	\$107,900	\$102,300
Adjusted Sale Price		\$215,800	\$202,000	\$182,800	\$209,700	\$186,400
Comparable Estimate	\$199,300 (\$153.31/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-9-32	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.07-8-8
Owner	Manns William R	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Schmidt, Adam J
Address	131 Croydon Dr	16 Cromwell Dr	156 Messer Ave	173 Messer Ave	11 Harvest Ln	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 139	70 x 160	100 x 325	100 x 332	72 x 100	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0	1974 / 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 90	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	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	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1714	1708	1676	1456	1318	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 0	0 0
SFLA	1714	1708	1676	1456	1318	1681
Att/Det Gar Sqft	400	529	572	832	440	462
Prior Land	\$23,400					
Prior Total	\$145,200					
Comp Land Estimate	\$28,400	\$30,100	\$41,400	\$41,400	\$24,500	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	4/25/2020	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$161,500	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$162,300	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$123.14	\$147.11
Total Adj Factors	\$115,300	\$121,000	\$131,200	\$102,300	\$97,100	\$142,200
Adjusted Sale Price		\$183,500	\$181,100	\$184,100	\$180,500	\$220,400
Comparable Estimate	\$189,900 (\$110.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-33	114.02-9-26	114.02-8-35	114.02-7-39	114.02-6-38
Owner	Corcoran, Eric C	Walker, Jonathan E	Sumpter, Brandon	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	135 Croydon Dr	107 Croydon Dr	43 Irondale Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 139	70 x 136	70 x 130	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1977 / 0	1976 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1382	1254	1836	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	525 0	0 0	0 0	276 0
SFLA	1782	1779	1836	1726	1682
Att/Det Gar Sqft					
Prior Land	\$23,400				
Prior Total	\$182,000				
Comp Land Estimate	\$28,400	\$28,100	\$27,500	\$24,000	\$24,000
Sale Date		11/2/2020	9/5/2019	3/16/2018	8/15/2019
Sale Price		\$230,000	\$235,000	\$210,000	\$180,000
Time Adj Sale Price		\$230,000	\$240,500	\$233,500	\$184,800
TADJSP/SQFT		\$129.29	\$130.99	\$135.28	\$109.87
Total Adj Factors	\$110,600	\$110,300	\$114,900	\$102,500	\$89,000
Adjusted Sale Price		\$230,300	\$236,200	\$241,600	\$206,400
Comparable Estimate	\$232,800 (\$130.64/SFLA)				\$111,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-9-34	114.02-8-35	114.02-9-26	114.02-7-39	114.02-6-38
Owner	Garbutt John & Wendy	Sumpter, Brandon	Walker, Jonathan E	Jacus, Megan O'Brien	Witherspoon, Ronald
Address	139 Croydon Dr	43 Irondale Dr	107 Croydon Dr	87 Cromwell Dr	104 Cromwell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	70 x 139	70 x 130	70 x 136	60 x 120	60 x 120
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	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1974 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	4 Electric No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1430	1836	1254	1726	1406
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	0 0	525 0	0 0	276 0
SFLA	1830	1836	1779	1726	1682
Att/Det Gar Sqft					
Prior Land	\$23,400				
Prior Total	\$153,100				
Comp Land Estimate	\$28,400	\$27,500	\$28,100	\$24,000	\$24,000
Sale Date		9/5/2019	11/2/2020	3/16/2018	8/15/2019
Sale Price		\$235,000	\$230,000	\$210,000	\$180,000
Time Adj Sale Price		\$240,500	\$230,000	\$233,500	\$184,800
TADJSP/SQFT		\$130.99	\$129.29	\$135.28	\$109.87
Total Adj Factors	\$111,100	\$114,900	\$110,300	\$102,500	\$89,000
Adjusted Sale Price		\$236,700	\$230,800	\$242,100	\$206,900
Comparable Estimate	\$233,300 (\$127.49/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-55	114.02-6-38	114.02-7-39	114.02-9-26	114.02-8-35
Owner	Buziak, Richard E	Witherspoon, Ronald	Jacus, Megan O'Brien	Walker, Jonathan E	Sumpter, Brandon
Address	143 Croydon Dr	104 Cromwell Dr	87 Cromwell Dr	107 Croydon Dr	43 Irondale Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	60 x 139	60 x 120	60 x 120	70 x 136	70 x 130
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1974 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 336	C Average 90	C Average 100	C Average 100	C Average 110
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
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1359	1406	1726	1254	1836
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	336 0	276 0	0 0	525 0	0 0
SFLA	1695	1682	1726	1779	1836
Att/Det Gar Sqft					
Prior Land	\$20,000				
Prior Total	\$148,000				
Comp Land Estimate	\$25,800	\$24,000	\$24,000	\$28,100	\$27,500
Sale Date		8/15/2019	3/16/2018	11/2/2020	9/5/2019
Sale Price		\$180,000	\$210,000	\$230,000	\$235,000
Time Adj Sale Price		\$184,800	\$233,500	\$230,000	\$240,500
TADJSP/SQFT		\$109.87	\$135.28	\$129.29	\$130.99
Total Adj Factors	\$101,200	\$89,000	\$102,500	\$110,300	\$114,900
Adjusted Sale Price		\$197,000	\$232,200	\$220,900	\$226,800
Comparable Estimate	\$219,400 (\$129.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-7-25	114.02-4-48	114.09-6-1	114.20-2-29	114.20-3-11
Owner	Bowman, David K	Hawthorne-Greer, Keris	Roman, Brendan P	Zujkowski, Lawrence J	Chartraw, Elizabeth A
Address	144 Croydon Dr	1339 Borden Rd	55 Center Ave	74 Lemans Dr	41 Lemans Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	127	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	89 x 115	75 x 181	85 x 120	51 x 145	55 x 115
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	01 Wood
Year Built/Eff Yr Built	1975 / 0	1988 / 0	1994 / 0	1969 / 0	1970 / 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 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	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	6	6
Full/Half Baths	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1149	1184	1176	1158
2nd Sty Area	1196	1134	1240	1204	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2372	2283	2424	2380	2362
Att/Det Gar Sqft	506		400	253	368
Prior Land	\$24,800				
Prior Total	\$155,000				
Comp Land Estimate	\$30,100	\$32,600	\$30,000	\$19,400	\$18,500
Sale Date		7/19/2018	1/3/2019	4/18/2019	10/6/2020
Sale Price		\$250,000	\$235,000	\$175,000	\$190,000
Time Adj Sale Price		\$271,800	\$246,800	\$182,100	\$190,000
TADJSP/SQFT		\$119.05	\$101.82	\$76.51	\$79.83
Total Adj Factors	\$123,500	\$134,300	\$128,100	\$101,500	\$101,100
Adjusted Sale Price		\$261,000	\$242,200	\$204,100	\$212,400
Comparable Estimate	\$224,900 (\$94.81/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-6-54	114.02-6-22	114.02-4-18	114.02-8-35	114.02-9-26
Owner	Buckley Robert Sean	Nati, Andrew J	Gawel, Christianne E	Sumpter, Brandon	Walker, Jonathan E
Address	147 Croydon Dr	40 Cromwell Dr	208 Messer Ave	43 Irondale Dr	107 Croydon Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 139	71 x 122	100 x 325	70 x 130	70 x 136
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	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1977 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 409	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1670	1723	1680	1836	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	409 0	300 0	504 0	0 0	525 0
SFLA	2079	2023	2184	1836	1779
Att/Det Gar Sqft					
Prior Land	\$20,000				
Prior Total	\$165,200				
Comp Land Estimate	\$25,800	\$26,900	\$41,400	\$27,500	\$28,100
					\$24,000
Sale Date		9/11/2018	10/12/2018	9/5/2019	11/2/2020
Sale Price		\$222,000	\$227,000	\$235,000	\$230,000
Time Adj Sale Price		\$238,600	\$242,600	\$240,500	\$230,000
TADJSP/SQFT		\$117.94	\$111.08	\$130.99	\$129.29
					\$135.28
Total Adj Factors	\$125,900	\$120,300	\$135,300	\$114,900	\$110,300
Adjusted Sale Price		\$244,200	\$233,200	\$251,500	\$245,600
					\$102,500
Comparable Estimate	\$246,300 (\$118.47/SFLA)				\$256,900



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-7-26	114.02-4-8	114.02-6-7.1	114.02-5-11	115.05-13-27	114.07-8-8
Owner	Missland, Eric J	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M	Schmidt, Adam J
Address	148 Croydon Dr	156 Messer Ave	16 Cromwell Dr	173 Messer Ave	11 Harvest Ln	20 Old Stone 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	123	123	123	123	123	123
School Code	143007	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 115	100 x 325	70 x 160	100 x 332	72 x 100	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1973 / 0	1976 / 0	1955 / 0	1983 / 0	1974 / 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 90	C Average 100	C Average 110
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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1670	1676	1708	1456	1318	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0	0 0
SFLA	1670	1676	1708	1456	1318	1681
Att/Det Gar Sqft	440	572	529	832	440	462
Prior Land	\$19,700					
Prior Total	\$135,000					
Comp Land Estimate	\$24,700	\$41,400	\$30,100	\$41,400	\$24,500	\$26,700
Sale Date		1/14/2020	10/10/2018	5/13/2019	4/25/2020	1/23/2018
Sale Price		\$195,000	\$177,000	\$165,000	\$161,500	\$220,000
Time Adj Sale Price		\$197,000	\$189,200	\$171,100	\$162,300	\$247,300
TADJSP/SQFT		\$117.54	\$110.77	\$117.51	\$123.14	\$147.11
Total Adj Factors	\$114,900	\$131,200	\$121,000	\$102,300	\$97,100	\$142,200
Adjusted Sale Price		\$180,700	\$183,100	\$183,700	\$180,100	\$220,000
Comparable Estimate	\$189,500 (\$113.47/SFLA)					