

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-26	114.06-2-29.11	114.06-2-60	114.07-9-5	114.07-1-5
Owner	Guzowski Thomas J	Domenech, Jose C Jr	Alam, Mishory	Minotti, Deborah A	Shwani, Bikhal
Address	16 Rowley Holw	28 Rowley Holw	8 Deer Trl	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 120	62 x 357	65 x 120	67 x 120	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1977 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 492	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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 / 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	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1489	1507	1456	1489	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	492 200	474 0	484 0	564 0	484 0
SFLA	1981	1981	1940	2053	1960
Att/Det Gar Sqft					
Prior Land	\$20,200				
Prior Total	\$153,000				
Comp Land Estimate	\$25,200	\$31,100	\$25,200	\$25,700	\$26,900
Sale Date		4/27/2018	10/21/2020	11/27/2019	6/4/2020
Sale Price		\$180,000	\$225,000	\$188,000	\$233,500
Time Adj Sale Price		\$199,000	\$225,000	\$191,100	\$233,900
TADJSP/SQFT		\$100.45	\$115.98	\$93.08	\$119.34
Total Adj Factors	\$117,800	\$106,000	\$112,500	\$120,700	\$123,300
Adjusted Sale Price		\$210,800	\$230,300	\$188,200	\$228,400
Comparable Estimate	\$212,000 (\$107.02/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-27.1	114.07-9-14	114.07-10-1	114.07-8-8	114.02-4-8
Owner	Bednasz, Kenneth W	Palermo, Salvatore	Iannello, Matthew	Schmidt, Adam J	Jezewicz, Kim M
Address	20 Rowley Holw	399 Rowley Rd	51 Wyndmoor Ct	20 Old Stone 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 362	80 x 125	106 x 108	73 x 116	100 x 325
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1976 / 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 90	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	3 Hot wtr/stm No	2 Hot air No
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	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1502	1358	1040	1681	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 0	0 0
SFLA	1502	1358	1040	1681	1676
Att/Det Gar Sqft	440	504	308	462	572
Prior Land	\$25,600				
Prior Total	\$140,000				
Comp Land Estimate	\$32,100	\$29,400	\$32,100	\$26,700	\$41,400
Sale Date		8/12/2019	2/27/2020	1/23/2018	1/14/2020
Sale Price		\$162,000	\$165,500	\$220,000	\$195,000
Time Adj Sale Price		\$166,300	\$166,900	\$247,300	\$197,000
TADJSP/SQFT		\$122.46	\$160.48	\$147.11	\$117.54
Total Adj Factors	\$109,900	\$96,700	\$87,100	\$142,200	\$131,200
Adjusted Sale Price		\$179,500	\$189,700	\$215,000	\$175,700
Comparable Estimate	\$190,800 (\$127.03/SFLA)				\$116,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-28.1	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11
Owner	Fiutak, Richard C	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C
Address	24 Rowley Holw	295 Rowley Rd	83 Old Stone Rd	32 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	143007
Site No.	1	1	1	1	1
Land Size	65 x 362	77 x 125	85 x 130	72 x 133	70 x 135
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	1977 / 0	1975 / 0	1977 / 0	1974 / 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 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	982	994	1089	884	971
2nd Sty Area	754	986	791	1066	939
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1736	1980	1880	1950	1924
Att/Det Gar Sqft	418	380	456	286	418
Prior Land	\$25,600				
Prior Total	\$150,000				
Comp Land Estimate	\$32,100	\$28,600	\$31,200	\$28,300	\$28,000
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77
Total Adj Factors	\$108,300	\$124,200	\$121,700	\$110,800	\$131,600
Adjusted Sale Price		\$214,100	\$228,800	\$226,500	\$243,700
Comparable Estimate	\$224,900 (\$129.55/SFLA)				\$104,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-29.11	114.06-2-29.11	114.06-2-60	114.06-2-40	114.07-9-5	114.07-1-5
Owner	Domenech Jose C Jr	Domenech, Jose C Jr	Alam, Mishory	Minotti, Deborah A	Shields, Kathleen A	Shwani, Bikhal
Address	28 Rowley Holw	28 Rowley Holw	8 Deer Trl	72 Rowley Holw	311 Rowley 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	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	62 x 357	62 x 357	65 x 120	67 x 120	70 x 125	89 x 98
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	1977 / 0	1977 / 0	1977 / 0	1975 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 474	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	3 Hot wtr/stm Yes	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 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 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	1507	1507	1456	1489	1476	1400
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	474 0	474 0	484 0	564 0	484 0	444 0
SFLA	1981	1981	1940	2053	1960	1844
Att/Det Gar Sqft						
Prior Land	\$24,400					
Prior Total	\$155,210					
Comp Land Estimate	\$31,100	\$31,100	\$25,200	\$25,700	\$26,900	\$27,700
Sale Date		4/27/2018	10/21/2020	11/27/2019	6/4/2020	4/5/2019
Sale Price		\$180,000	\$225,000	\$188,000	\$233,500	\$189,900
Time Adj Sale Price		\$199,000	\$225,000	\$191,100	\$233,900	\$197,600
TADJSP/SQFT		\$100.45	\$115.98	\$93.08	\$119.34	\$107.16
Total Adj Factors	\$106,000	\$106,000	\$112,500	\$120,700	\$123,300	\$112,900
Adjusted Sale Price		\$199,000	\$218,500	\$176,400	\$216,600	\$190,700
Comparable Estimate	\$200,200 (\$101.06/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-30.1	114.07-9-3	114.07-6-12	114.07-8-11	114.07-5-1
Owner	Gworek, Susan	Louie, Landon C	Abdulla, Abdulhafed M	Trumble, Brett	Diebold, Patrick W
Address	32 Rowley Holw	295 Rowley 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	47 x 351	77 x 125	80 x 130	72 x 133	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	1977 / 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 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	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3
Full/Half Baths	2 / 1	1 / 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	1062	994	1188	884	1089
2nd Sty Area	1029	986	960	1066	791
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 250	0 0	0 0
SFLA	2091	1980	2148	1950	1880
Att/Det Gar Sqft	418	380	230	286	456
Prior Land	\$18,400				
Prior Total	\$151,000				
Comp Land Estimate	\$23,900	\$28,600	\$30,000	\$28,300	\$31,200
Sale Date		8/6/2020	12/3/2019	3/2/2018	6/25/2018
Sale Price		\$230,000	\$214,900	\$206,000	\$221,500
Time Adj Sale Price		\$230,000	\$217,800	\$229,000	\$242,200
TADJSP/SQFT		\$116.16	\$101.40	\$117.44	\$128.83
Total Adj Factors	\$120,600	\$124,200	\$111,500	\$110,800	\$121,700
Adjusted Sale Price		\$226,400	\$226,900	\$238,800	\$241,100
Comparable Estimate	\$233,100 (\$111.48/SFLA)				

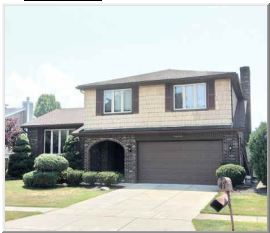


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-31	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-5	114.07-2-10
Owner	Binkowski Michael T & J	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Shields, Kathleen A	Lyon, Kevin
Address	36 Rowley Holw	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	311 Rowley Rd	15 Old Farm 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	84 x 200	67 x 120	62 x 357	65 x 120	70 x 125	65 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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 512	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	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 / Y	0 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	3 Partial 1
1st Sty Area	1698	1489	1507	1456	1476	1550
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	512 0	564 0	474 0	484 0	484 0	626 0
SFLA	2210	2053	1981	1940	1960	2176
Att/Det Gar Sqft						
Prior Land	\$30,000					
Prior Total	\$169,000					
Comp Land Estimate	\$36,300	\$25,700	\$31,100	\$25,200	\$26,900	\$25,700
Sale Date		11/27/2019	4/27/2018	10/21/2020	6/4/2020	7/8/2020
Sale Price		\$188,000	\$180,000	\$225,000	\$233,500	\$265,000
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$233,900	\$265,000
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$119.34	\$121.78
Total Adj Factors	\$129,800	\$120,700	\$106,000	\$112,500	\$123,300	\$145,500
Adjusted Sale Price		\$200,200	\$222,800	\$242,300	\$240,400	\$249,300
Comparable Estimate	\$231,000 (\$104.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-32	114.07-9-14	114.07-10-1	114.07-9-12	114.12-1-7.112
Owner	Zerkowski Richard T	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	40 Rowley Holw	399 Rowley Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	70 x 129	80 x 125	106 x 108	70 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	1977 / 0	1973 / 0	1976 / 0	1974 / 0	1954 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / 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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1382	1358	1040	1272	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 605	0 240
SFLA	1382	1358	1040	1272	1314
Att/Det Gar Sqft	462	504	308	528	440
Prior Land	\$22,600				
Prior Total	\$135,000				
Comp Land Estimate	\$27,400	\$29,400	\$32,100	\$26,900	\$43,600
					\$24,500
Sale Date		8/12/2019	2/27/2020	7/17/2018	8/12/2020
Sale Price		\$162,000	\$165,500	\$185,000	\$200,000
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$200,000
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$152.21
					\$123.14
Total Adj Factors	\$93,300	\$96,700	\$87,100	\$116,700	\$107,900
Adjusted Sale Price		\$162,900	\$173,100	\$177,700	\$185,400
Comparable Estimate	\$171,500 (\$124.1/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-58	114.06-2-58	114.07-2-10	114.06-2-40	114.07-9-44.1
Owner	Abdulkarin Ali, Radwan	Abdulkarin Ali, Radwan	Lyon, Kevin	Minotti, Deborah A	McCarrison, Jason M
Address	43 Rowley Holw	43 Rowley Holw	15 Old Farm Rd	72 Rowley Holw	8 Marywood 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	62 x 123	62 x 123	65 x 125	67 x 120	69 x 119
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1976 / 0	1977 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average 539	C Average 110	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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / Y	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 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 1	4 Full 2	3 Partial 2
1st Sty Area	1526	1526	1550	1489	1420
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	539 0	539 0	626 0	564 0	474 204
SFLA	2065	2065	2176	2053	1894
Att/Det Gar Sqft					
Prior Land	\$19,400				
Prior Total	\$166,000				
Comp Land Estimate	\$24,800	\$24,800	\$25,700	\$25,700	\$26,100
Sale Date		11/2/2020	7/8/2020	11/27/2019	6/28/2018
Sale Price		\$285,000	\$265,000	\$188,000	\$221,000
Time Adj Sale Price		\$285,000	\$265,000	\$191,100	\$241,600
TADJSP/SQFT		\$138.01	\$121.78	\$93.08	\$127.56
Total Adj Factors	\$160,200	\$160,200	\$145,500	\$120,700	\$137,500
Adjusted Sale Price		\$285,000	\$279,700	\$230,600	\$264,300
Comparable Estimate	\$262,600 (\$127.17/SFLA)				\$106,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-33	114.06-2-60	114.06-2-29.11	114.06-2-40	114.07-9-5
Owner	Major, Judith A	Alam, Mishory	Domenech, Jose C Jr	Minotti, Deborah A	Shields, Kathleen A
Address	44 Rowley Holw	8 Deer Trl	28 Rowley Holw	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 108	65 x 120	62 x 357	67 x 120	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 443	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	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	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	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1475	1456	1507	1489	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	443 0	484 0	474 0	564 0	484 0
SFLA	1918	1940	1981	2053	1960
Att/Det Gar Sqft					
Prior Land	\$19,000				
Prior Total	\$155,000				
Comp Land Estimate	\$23,900	\$25,200	\$31,100	\$25,700	\$26,900
Sale Date		10/21/2020	4/27/2018	11/27/2019	6/4/2020
Sale Price		\$225,000	\$180,000	\$188,000	\$233,500
Time Adj Sale Price		\$225,000	\$199,000	\$191,100	\$233,900
TADJSP/SQFT		\$115.98	\$100.45	\$93.08	\$119.34
Total Adj Factors	\$117,600	\$112,500	\$106,000	\$120,700	\$123,300
Adjusted Sale Price		\$230,100	\$210,600	\$188,000	\$228,200
Comparable Estimate	\$211,800 (\$110.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-57	114.06-2-29.11	114.06-2-60	114.07-9-5	114.07-1-5
Owner	Simons, Eric S	Domenech, Jose C Jr	Alam, Mishory	Shields, Kathleen A	Shwani, Bikhal
Address	47 Rowley Holw	28 Rowley Holw	8 Deer Trl	311 Rowley 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	65 x 137	62 x 357	65 x 120	70 x 125	89 x 98
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1977 / 0	1975 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 474	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	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1507	1507	1456	1476	1400
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	474 0	474 0	484 0	484 0	444 0
SFLA	1981	1981	1940	1960	1844
Att/Det Gar Sqft					
Prior Land	\$21,500				
Prior Total	\$158,000				
Comp Land Estimate	\$26,900	\$31,100	\$25,200	\$26,900	\$27,700
Sale Date		4/27/2018	10/21/2020	6/4/2020	4/5/2019
Sale Price		\$180,000	\$225,000	\$233,500	\$189,900
Time Adj Sale Price		\$199,000	\$225,000	\$233,900	\$197,600
TADJSP/SQFT		\$100.45	\$115.98	\$119.34	\$107.16
Total Adj Factors	\$127,200	\$106,000	\$112,500	\$123,300	\$112,900
Adjusted Sale Price		\$220,200	\$239,700	\$237,800	\$211,900
Comparable Estimate	\$221,400 (\$111.76/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-34	114.07-1-5	114.06-2-60	114.07-4-8	114.06-2-29.11
Owner	Filipski Anthony M & W	Shwani, Bikhal	Alam, Mishory	Doyle, Daniel M	Domenech, Jose C Jr
Address	48 Rowley Holw	24 Old Farm Ct	8 Deer Trl	31 Ely Rd	28 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 120	89 x 98	65 x 120	80 x 130	62 x 357
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	1977 / 0	1976 / 0	1977 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 581	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / 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 / 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	1120	1400	1456	1238	1507
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	581 0	444 0	484 0	416 0	474 0
SFLA	1701	1844	1940	1654	1981
Att/Det Gar Sqft					
Prior Land	\$23,500				
Prior Total	\$163,510				
Comp Land Estimate	\$25,200	\$27,700	\$25,200	\$30,000	\$31,100
Sale Date		4/5/2019	10/21/2020	3/13/2020	4/27/2018
Sale Price		\$189,900	\$225,000	\$238,000	\$180,000
Time Adj Sale Price		\$197,600	\$225,000	\$239,600	\$199,000
TADJSP/SQFT		\$107.16	\$115.98	\$144.86	\$100.45
Total Adj Factors	\$109,000	\$112,900	\$112,500	\$120,600	\$106,000
Adjusted Sale Price		\$193,700	\$221,500	\$228,000	\$202,000
Comparable Estimate	\$204,900 (\$120.46/SFLA)				\$179,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-14	114.07-8-8	114.02-4-8	114.07-9-14	114.02-6-7.1
Owner	Wdowik Richard D & Ki	Schmidt, Adam J	Jezewicz, Kim M	Palermo, Salvatore	Faraj, Salam M
Address	50 Rowley Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	357 x 320	73 x 116	100 x 325	80 x 125	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1969 / 0	1974 / 0	1973 / 0	1973 / 0	1976 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3
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	4 Full 0
1st Sty Area	1695	1681	1676	1358	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	1695	1681	1676	1358	1708
Att/Det Gar Sqft	440	462	572	504	529
Prior Land	\$51,900				
Prior Total	\$160,000				
Comp Land Estimate	\$67,900	\$26,700	\$41,400	\$29,400	\$30,100
Sale Date		1/23/2018	1/14/2020	8/12/2019	10/10/2018
Sale Price		\$220,000	\$195,000	\$162,000	\$177,000
Time Adj Sale Price		\$247,300	\$197,000	\$166,300	\$189,200
TADJSP/SQFT		\$147.11	\$117.54	\$122.46	\$110.77
Total Adj Factors	\$144,100	\$142,200	\$131,200	\$96,700	\$121,000
Adjusted Sale Price		\$249,200	\$209,900	\$213,700	\$212,300
Comparable Estimate	\$221,800 (\$130.86/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-56	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-3	114.07-9-5
Owner	Ciesielski, Robert	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Louie, Landon C	Shields, Kathleen A
Address	51 Rowley Holw	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	295 Rowley Rd	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	65 x 130	67 x 120	62 x 357	65 x 120	77 x 125	70 x 125
Building Style	02 Raised ranch	03 Split level	03 Split level	03 Split level	05 Colonial	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	1978 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1008	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y	1 / Y
Stories	1.0	1.0	1.0	1.0	2.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 2
1st Sty Area	1072	1489	1507	1456	994	1476
2nd Sty Area	0	0	0	0	986	0
Fin Bsmt/Fin Rec Rm	1008 0	564 0	474 0	484 0	0 300	484 0
SFLA	2080	2053	1981	1940	1980	1960
Att/Det Gar Sqft	440				380	
Prior Land	\$20,800					
Prior Total	\$140,000					
Comp Land Estimate	\$26,200	\$25,700	\$31,100	\$25,200	\$28,600	\$26,900
Sale Date		11/27/2019	4/27/2018	10/21/2020	8/6/2020	6/4/2020
Sale Price		\$188,000	\$180,000	\$225,000	\$230,000	\$233,500
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$230,000	\$233,900
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$116.16	\$119.34
Total Adj Factors	\$108,200	\$120,700	\$106,000	\$112,500	\$124,200	\$123,300
Adjusted Sale Price		\$178,600	\$201,200	\$220,700	\$214,000	\$218,800
Comparable Estimate	\$206,700 (\$99.38/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-35	114.07-9-1	114.07-9-3	114.07-4-16	114.07-8-11
Owner	Krzemien, Juliana M	Nelson, Michael	Louie, Landon C	Diebold, Patrick W	Trumble, Brett
Address	52 Rowley Holw	283 Rowley Rd	295 Rowley 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	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	65 x 120	89 x 123	77 x 125	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	1980 / 0	1980 / 0	1975 / 0	1977 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 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	632	638	994	1089	884
2nd Sty Area	616	618	986	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 300	0 0	0 0
SFLA	1248	1256	1980	1880	1950
Att/Det Gar Sqft	220	418	380	456	286
Prior Land	\$20,200				
Prior Total	\$125,000				
Comp Land Estimate	\$25,200	\$31,100	\$28,600	\$31,200	\$28,300
Sale Date		1/31/2020	8/6/2020	6/25/2018	3/2/2018
Sale Price		\$218,000	\$230,000	\$221,500	\$206,000
Time Adj Sale Price		\$220,200	\$230,000	\$242,200	\$229,000
TADJSP/SQFT		\$175.32	\$116.16	\$128.83	\$117.44
Total Adj Factors	\$79,100	\$95,100	\$124,200	\$121,700	\$110,800
Adjusted Sale Price		\$204,200	\$184,900	\$199,600	\$197,300
Comparable Estimate	\$193,600 (\$155.13/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-55	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11
Owner	Bidjov George K & W	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C
Address	55 Rowley Holw	295 Rowley Rd	83 Old Stone Rd	32 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	66 x 122	77 x 125	85 x 130	72 x 133	70 x 135
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	1984 / 0	1975 / 0	1977 / 0	1974 / 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 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 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	1002	994	1089	884	985
2nd Sty Area	729	986	791	1066	939
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1731	1980	1880	1950	1924
Att/Det Gar Sqft	420	380	456	286	418
Prior Land	\$20,600				
Prior Total	\$147,000				
Comp Land Estimate	\$25,600	\$28,600	\$31,200	\$28,300	\$28,000
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77
Total Adj Factors	\$103,500	\$124,200	\$121,700	\$110,800	\$131,600
Adjusted Sale Price		\$209,300	\$224,000	\$221,700	\$238,900
Comparable Estimate	\$224,500 (\$129.69/SFLA)				\$95,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-36	114.07-1-5	114.06-2-60	114.06-2-29.11	114.06-2-40
Owner	Bartoszek, Joseph T	Shwani, Bikhal	Alam, Mishory	Domenech, Jose C Jr	Minotti, Deborah A
Address	56 Rowley Holw	24 Old Farm Ct	8 Deer Trl	28 Rowley Holw	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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	67 x 118	89 x 98	65 x 120	62 x 357	67 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	1977 / 0	1976 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 274	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1512	1400	1456	1507	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	274 0	444 0	484 0	474 0	564 0
SFLA	1786	1844	1940	1981	2053
Att/Det Gar Sqft					
Prior Land	\$20,500				
Prior Total	\$140,000				
Comp Land Estimate	\$25,500	\$27,700	\$25,200	\$31,100	\$25,700
Sale Date		4/5/2019	10/21/2020	4/27/2018	11/27/2019
Sale Price		\$189,900	\$225,000	\$180,000	\$188,000
Time Adj Sale Price		\$197,600	\$225,000	\$199,000	\$191,100
TADJSP/SQFT		\$107.16	\$115.98	\$100.45	\$93.08
Total Adj Factors	\$107,100	\$112,900	\$112,500	\$106,000	\$120,700
Adjusted Sale Price		\$191,800	\$219,600	\$200,100	\$177,500
Comparable Estimate	\$201,300 (\$112.71/SFLA)				\$123,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-54	114.07-1-5	114.06-2-60	114.07-9-5	114.06-2-40
Owner	Wagner, Raymond F	Shwani, Bikhal	Alam, Mishory	Domenech, Jose C Jr	Shields, Kathleen A
Address	59 Rowley Holw	24 Old Farm Ct	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	62 x 120	89 x 98	65 x 120	62 x 357	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1976 / 0	1977 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 411	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 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	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	1344	1400	1456	1507	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	411 0	444 0	484 0	474 0	484 0
SFLA	1755	1844	1940	1981	1960
Att/Det Gar Sqft					
Prior Land	\$19,200				
Prior Total	\$147,000				
Comp Land Estimate	\$24,500	\$27,700	\$25,200	\$31,100	\$26,900
Sale Date		4/5/2019	10/21/2020	4/27/2018	6/4/2020
Sale Price		\$189,900	\$225,000	\$180,000	\$233,500
Time Adj Sale Price		\$197,600	\$225,000	\$199,000	\$233,900
TADJSP/SQFT		\$107.16	\$115.98	\$100.45	\$119.34
Total Adj Factors	\$102,600	\$112,900	\$112,500	\$106,000	\$123,300
Adjusted Sale Price		\$187,300	\$215,100	\$195,600	\$213,200
Comparable Estimate	\$196,800 (\$112.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-15	114.07-9-14	114.02-5-11	114.12-1-7.112	114.07-8-8
Owner	Chojnicki, James L	Palermo, Salvatore	Kadish, Courtney N	Lounsbury, Joseph C	Schmidt, Adam J
Address	60 Rowley Rd	399 Rowley Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	208 x 512	80 x 125	100 x 332	110 x 319	73 x 116
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	1954 / 0	1973 / 0	1955 / 0	1954 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm 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	3	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1542	1358	1456	1314	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	1542	1358	1456	1314	1681
Att/Det Gar Sqft	414	504	832	440	462
Prior Land	\$56,000				
Prior Total	\$145,000				
Comp Land Estimate	\$62,200	\$29,400	\$41,400	\$43,600	\$26,700
Sale Date		8/12/2019	5/13/2019	8/12/2020	1/23/2018
Sale Price		\$162,000	\$165,000	\$200,000	\$220,000
Time Adj Sale Price		\$166,300	\$171,100	\$200,000	\$247,300
TADJSP/SQFT		\$122.46	\$117.51	\$152.21	\$147.11
Total Adj Factors	\$122,900	\$96,700	\$102,300	\$107,900	\$142,200
Adjusted Sale Price		\$192,500	\$191,700	\$215,000	\$228,000
Comparable Estimate	\$203,200 (\$131.78/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-37	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11
Owner	Ignaszak Diane R	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C
Address	60 Rowley Holw	295 Rowley Rd	83 Old Stone Rd	32 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	143007
Site No.	1	1	1	1	1
Land Size	67 x 118	77 x 125	85 x 130	72 x 133	70 x 135
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	1977 / 0	1975 / 0	1977 / 0	1974 / 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 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 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	982	994	1089	884	971
2nd Sty Area	754	986	791	1066	939
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1736	1980	1880	1950	1924
Att/Det Gar Sqft	418	380	456	286	418
Prior Land	\$20,500				
Prior Total	\$145,000				
Comp Land Estimate	\$25,500	\$28,600	\$31,200	\$28,300	\$28,000
					\$28,700
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77
					\$122.69
Total Adj Factors	\$101,500	\$124,200	\$121,700	\$110,800	\$131,600
Adjusted Sale Price		\$207,300	\$222,000	\$219,700	\$236,900
					\$104,200
Comparable Estimate	\$218,100 (\$125.63/SFLA)				\$204,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-7	114.07-8-8	114.02-4-8	114.07-9-14	114.02-6-7.1
Owner	Thomas, Debra A	Schmidt, Adam J	Jezewicz, Kim M	Palermo, Salvatore	Faraj, Salam M
Address	61 Rowley Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	192 x 210	73 x 116	100 x 325	80 x 125	70 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1953 / 0	1974 / 0	1973 / 0	1973 / 0	1976 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1940	1681	1676	1358	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	1940	1681	1676	1358	1708
Att/Det Gar Sqft	600	462	572	504	529
Prior Land	\$50,800				
Prior Total	\$170,000				
Comp Land Estimate	\$55,900	\$26,700	\$41,400	\$29,400	\$30,100
Sale Date		1/23/2018	1/14/2020	8/12/2019	10/10/2018
Sale Price		\$220,000	\$195,000	\$162,000	\$177,000
Time Adj Sale Price		\$247,300	\$197,000	\$166,300	\$189,200
TADJSP/SQFT		\$147.11	\$117.54	\$122.46	\$110.77
Total Adj Factors	\$148,900	\$142,200	\$131,200	\$96,700	\$121,000
Adjusted Sale Price		\$254,000	\$214,700	\$218,500	\$217,100
Comparable Estimate	\$224,400 (\$115.67/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-53	114.06-2-60	114.06-2-29.11	114.07-9-5	114.07-1-5
Owner	Harte, Caleb	Alam, Mishory	Domenech, Jose C Jr	Shields, Kathleen A	Minotti, Deborah A
Address	63 Rowley Holw	8 Deer Trl	28 Rowley Holw	311 Rowley 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	64 x 131	65 x 120	62 x 357	70 x 125	67 x 120
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	1978 / 0	1977 / 0	1977 / 0	1975 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 484	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 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	1456	1456	1507	1476	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	484 0	484 0	474 0	484 0	564 0
SFLA	1940	1940	1981	1960	2053
Att/Det Gar Sqft					
Prior Land	\$20,500				
Prior Total	\$155,000				
Comp Land Estimate	\$26,100	\$25,200	\$31,100	\$26,900	\$25,700
Sale Date		10/21/2020	4/27/2018	6/4/2020	11/27/2019
Sale Price		\$225,000	\$180,000	\$233,500	\$188,000
Time Adj Sale Price		\$225,000	\$199,000	\$233,900	\$191,100
TADJSP/SQFT		\$115.98	\$100.45	\$119.34	\$93.08
Total Adj Factors	\$120,100	\$112,500	\$106,000	\$123,300	\$120,700
Adjusted Sale Price		\$232,600	\$213,100	\$230,700	\$190,500
Comparable Estimate	\$214,300 (\$110.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-38	114.07-9-14	114.07-8-8	114.02-4-8	114.07-10-1
Owner	Najuch, Eugene	Palermo, Salvatore	Schmidt, Adam J	Jezewicz, Kim M	Iannello, Matthew
Address	64 Rowley Holw	399 Rowley Rd	20 Old Stone Rd	156 Messer 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	143007	143001
Site No.	1	1	1	1	1
Land Size	65 x 120	80 x 125	73 x 116	100 x 325	106 x 108
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1977 / 0	1973 / 0	1974 / 0	1973 / 0	1976 / 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 100
Heat Type/Central Air	3 Hot wtr/stm 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	1 / N	0 / 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 / 1	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	1576	1358	1681	1676	1040
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 350
SFLA	1576	1358	1681	1676	1040
Att/Det Gar Sqft	441	504	462	572	308
Prior Land	\$20,200				
Prior Total	\$130,000				
Comp Land Estimate	\$25,200	\$29,400	\$26,700	\$41,400	\$32,100
Sale Date		8/12/2019	1/23/2018	1/14/2020	2/27/2020
Sale Price		\$162,000	\$220,000	\$195,000	\$165,500
Time Adj Sale Price		\$166,300	\$247,300	\$197,000	\$166,900
TADJSP/SQFT		\$122.46	\$147.11	\$117.54	\$160.48
Total Adj Factors	\$109,000	\$96,700	\$142,200	\$131,200	\$87,100
Adjusted Sale Price		\$178,600	\$214,100	\$174,800	\$188,800
Comparable Estimate	\$186,700 (\$118.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-8	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11
Owner	Nanula, Kerri	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C
Address	65 Rowley Rd	295 Rowley Rd	83 Old Stone Rd	32 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	55 x 209	77 x 125	85 x 130	72 x 133	70 x 135
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	1975 / 0	1977 / 0	1974 / 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 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	4
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	966	994	1089	884	985
2nd Sty Area	842	986	791	1066	939
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1808	1980	1880	1950	1924
Att/Det Gar Sqft	380	380	456	286	418
Prior Land	\$21,000				
Prior Total	\$148,000				
Comp Land Estimate	\$26,900	\$28,600	\$31,200	\$28,300	\$28,000
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77
Total Adj Factors	\$113,300	\$124,200	\$121,700	\$110,800	\$131,600
Adjusted Sale Price		\$219,100	\$233,800	\$231,500	\$248,700
Comparable Estimate	\$230,500 (\$127.49/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-52	114.07-9-14	114.07-10-1	114.07-9-12	114.07-8-8	114.12-1-7.112
Owner	Rosolowski, James M	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Schmidt, Adam J	Lounsbury, Joseph C
Address	67 Rowley Holw	399 Rowley Rd	51 Wyndmoor Ct	379 Rowley Rd	20 Old Stone 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	68 x 126	80 x 125	106 x 108	70 x 125	73 x 116	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1973 / 0	1976 / 0	1974 / 0	1974 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	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 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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1424	1358	1040	1272	1681	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 605	0 0	0 240
SFLA	1424	1358	1040	1272	1681	1314
Att/Det Gar Sqft	400	504	308	528	462	440
Prior Land	\$21,500					
Prior Total	\$135,000					
Comp Land Estimate	\$26,500	\$29,400	\$32,100	\$26,900	\$26,700	\$43,600
Sale Date		8/12/2019	2/27/2020	7/17/2018	1/23/2018	8/12/2020
Sale Price		\$162,000	\$165,500	\$185,000	\$220,000	\$200,000
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$247,300	\$200,000
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$147.11	\$152.21
Total Adj Factors	\$103,600	\$96,700	\$87,100	\$116,700	\$142,200	\$107,900
Adjusted Sale Price		\$173,200	\$183,400	\$188,000	\$208,700	\$195,700
Comparable Estimate	\$189,800 (\$133.29/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-39	114.06-2-40	114.06-2-29.11	114.07-9-5	114.07-1-5
Owner	Rozborski, Lawrence P	Minotti, Deborah A	Domenech, Jose C Jr	Shields, Kathleen A	Shwani, Bikhal
Address	68 Rowley Holw	72 Rowley Holw	28 Rowley Holw	311 Rowley 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	65 x 120	67 x 120	62 x 357	65 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1977 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 512	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 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	1518	1489	1507	1456	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	512 104	564 0	474 0	484 0	444 0
SFLA	2030	2053	1981	1940	1960
Att/Det Gar Sqft					
Prior Land	\$20,200				
Prior Total	\$159,000				
Comp Land Estimate	\$25,200	\$25,700	\$31,100	\$25,200	\$26,900
					\$27,700
Sale Date		11/27/2019	4/27/2018	10/21/2020	6/4/2020
Sale Price		\$188,000	\$180,000	\$225,000	\$233,500
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$233,900
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$119.34
					\$107.16
Total Adj Factors	\$141,900	\$120,700	\$106,000	\$112,500	\$123,300
Adjusted Sale Price		\$212,300	\$234,900	\$254,400	\$252,500
					\$112,900
Comparable Estimate	\$236,100 (\$116.31/SFLA)				\$226,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-9	114.07-9-14	114.07-10-1	114.07-9-12	114.09-3-5
Owner	Rybak Daniel R	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Pitrelli, Daniel J
Address	69 Rowley Rd	399 Rowley Rd	51 Wyndmoor Ct	379 Rowley 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	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 212	80 x 125	106 x 108	70 x 125	70 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1973 / 0	1976 / 0	1974 / 0	1971 / 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 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1264	1358	1040	1272	1029
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 0	0 350	0 605	0 300
SFLA	1264	1358	1040	1272	1029
Att/Det Gar Sqft	484	504	308	528	380
Prior Land	\$22,900				
Prior Total	\$120,000				
Comp Land Estimate	\$29,400	\$29,400	\$32,100	\$26,900	\$26,400
Sale Date		8/12/2019	2/27/2020	7/17/2018	6/10/2019
Sale Price		\$162,000	\$165,500	\$185,000	\$136,900
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$141,500
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$137.51
Total Adj Factors	\$91,300	\$96,700	\$87,100	\$116,700	\$73,500
Adjusted Sale Price		\$160,900	\$171,100	\$175,700	\$159,300
Comparable Estimate	\$170,100 (\$134.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-51	114.07-1-5	114.06-2-60	114.07-4-8	114.06-2-29.11
Owner	Kavanaugh, Phillip	Shwani, Bikhal	Alam, Mishory	Doyle, Daniel M	Domenech, Jose C Jr
Address	71 Rowley Holw	24 Old Farm Ct	8 Deer Trl	31 Ely Rd	28 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	65 x 112	89 x 98	65 x 120	80 x 130	62 x 357
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	1977 / 0	1976 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / 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 / 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	1265	1400	1456	1238	1507
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 126	444 0	484 0	416 0	474 0
SFLA	1709	1844	1940	1654	1981
Att/Det Gar Sqft					
Prior Land	\$19,500				
Prior Total	\$177,000				
Comp Land Estimate	\$24,400	\$27,700	\$25,200	\$30,000	\$31,100
Sale Date		4/5/2019	10/21/2020	3/13/2020	4/27/2018
Sale Price		\$189,900	\$225,000	\$238,000	\$180,000
Time Adj Sale Price		\$197,600	\$225,000	\$239,600	\$199,000
TADJSP/SQFT		\$107.16	\$115.98	\$144.86	\$100.45
Total Adj Factors	\$123,600	\$112,900	\$112,500	\$120,600	\$106,000
Adjusted Sale Price		\$208,300	\$236,100	\$242,600	\$216,600
Comparable Estimate	\$227,600 (\$133.18/SFLA)				\$123,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-40	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-5	114.07-1-5
Owner	Minotti, Deborah A	Minotti, Deborah A	Domenech, Jose C Jr	Alam, Mishory	Shields, Kathleen A	Shwani, Bikhal
Address	72 Rowley Holw	72 Rowley Holw	28 Rowley Holw	8 Deer Trl	311 Rowley 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	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	67 x 120	67 x 120	62 x 357	65 x 120	70 x 125	89 x 98
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	1977 / 0	1977 / 0	1977 / 0	1977 / 0	1975 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 564	C Average 100	C Average 90	C Average 100	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1489	1489	1507	1456	1476	1400
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	564 0	564 0	474 0	484 0	484 0	444 0
SFLA	2053	2053	1981	1940	1960	1844
Att/Det Gar Sqft						
Prior Land	\$20,800					
Prior Total	\$156,040					
Comp Land Estimate	\$25,700	\$25,700	\$31,100	\$25,200	\$26,900	\$27,700
Sale Date		11/27/2019	4/27/2018	10/21/2020	6/4/2020	4/5/2019
Sale Price		\$188,000	\$180,000	\$225,000	\$233,500	\$189,900
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$233,900	\$197,600
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$119.34	\$107.16
Total Adj Factors	\$120,700	\$120,700	\$106,000	\$112,500	\$123,300	\$112,900
Adjusted Sale Price		\$191,100	\$213,700	\$233,200	\$231,300	\$205,400
Comparable Estimate	\$214,900 (\$104.68/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-50	114.06-2-59	114.12-1-26.1	114.07-9-35	114.16-6-12	114.16-7-36
Owner	Hannon John M	Tran, Tam T	Hepp, Christopher	Nobles, Alexander J	Konst, Jeremy	Ashbery, Andreas C
Address	75 Rowley Holw	4 Deer Trl	24 Woodside Ln	23 Garfield Ct	27 Brookedge Rd	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	143001	143001	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	77 x 123	85 x 126	83 x 300	69 x 171	100 x 200	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	1977 / 0	1978 / 0	1979 / 0	1974 / 0	1975 / 0	1976 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	2 / 1	2 / 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	1806	1686	1640	1090	1559	1630
2nd Sty Area	1199	1060	1109	1266	1123	1758
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 506	0 0	0 500	0 0
SFLA	3005	2746	2749	2356	2682	3388
Att/Det Gar Sqft	484	418	400	399	528	624
Prior Land	\$23,700					
Prior Total	\$190,000					
Comp Land Estimate	\$28,400	\$30,700	\$37,200	\$30,400	\$39,900	\$43,500
Sale Date		5/14/2018	10/15/2018	4/25/2020	6/4/2018	7/9/2018
Sale Price		\$227,000	\$310,000	\$275,000	\$295,000	\$287,000
Time Adj Sale Price		\$249,600	\$331,300	\$276,400	\$322,500	\$312,000
TADJSP/SQFT		\$90.90	\$120.52	\$117.32	\$120.25	\$92.09
Total Adj Factors	\$190,000	\$163,000	\$199,100	\$149,700	\$207,000	\$224,000
Adjusted Sale Price		\$276,600	\$322,200	\$316,700	\$305,500	\$278,000
Comparable Estimate	\$299,800 (\$99.77/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-10	114.11-2-1	115.05-4-8	114.02-4-36	114.06-2-58
Owner	Reitschky, Robin A	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Abdulkarin Ali, Radwan
Address	75 Rowley Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	43 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	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	170 x 220	100 x 400	75 x 112	100 x 337	62 x 123
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	02 Brick
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1955 / 0	1950 / 0	1977 / 0
Condition	4 Good	1 Poor	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 110	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
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / Y
Stories	1.5	1.7	1.5	1.5	1.0
Bedrooms	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2
1st Sty Area	1636	906	1080	738	1526
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	539 0
SFLA	2011	1585	1620	1089	2065
Att/Det Gar Sqft	400	220	520	200	
Prior Land	\$46,600				
Prior Total	\$135,000				
Comp Land Estimate	\$52,600	\$41,900	\$26,700	\$41,400	\$24,800
Sale Date		8/28/2019	5/3/2018	10/31/2019	11/2/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$285,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$285,000
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$138.01
Total Adj Factors	\$150,700	\$54,100	\$122,700	\$78,000	\$160,200
Adjusted Sale Price		\$227,000	\$250,100	\$218,600	\$275,500
Comparable Estimate	\$251,500 (\$125.06/SFLA)				\$131,600



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-41	114.07-2-10	114.06-2-58	114.06-2-40	114.07-4-15	114.07-9-44.1
Owner	Binko, Richard S	Lyon, Kevin	Abdulkarin Ali, Radwan	Minotti, Deborah A	Pankiv, Mykhaylo	McCarrison, Jason M
Address	76 Rowley Holw	15 Old Farm Rd	43 Rowley Holw	72 Rowley Holw	87 Old Stone Rd	8 Marywood Dr
Property Class	210 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	68 x 120	65 x 125	62 x 123	67 x 120	85 x 130	69 x 119
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	02 Brick	04 Composition
Year Built/Eff Yr Built	1977 / 0	1976 / 0	1977 / 0	1977 / 0	1975 / 0	1974 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average 930	C Average 100	C Average 110	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / Y	1 / Y	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	4
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1806	1550	1526	1489	1652	1420
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	930 0	626 0	539 0	564 0	616 0	474 204
SFLA	2736	2176	2065	2053	2268	1894
Att/Det Gar Sqft						
Prior Land	\$21,100					
Prior Total	\$190,000					
Comp Land Estimate	\$25,900	\$25,700	\$24,800	\$25,700	\$31,200	\$26,100
Sale Date		7/8/2020	11/2/2020	11/27/2019	10/24/2019	6/28/2018
Sale Price		\$265,000	\$285,000	\$188,000	\$185,000	\$221,000
Time Adj Sale Price		\$265,000	\$285,000	\$191,100	\$188,700	\$241,600
TADJSP/SQFT		\$121.78	\$138.01	\$93.08	\$83.20	\$127.56
Total Adj Factors	\$170,800	\$145,500	\$160,200	\$120,700	\$107,700	\$137,500
Adjusted Sale Price		\$290,300	\$295,600	\$241,200	\$251,800	\$274,900
Comparable Estimate	\$270,800 (\$98.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-16	114.07-9-14	114.07-8-8	114.02-5-11	114.02-4-8
Owner	Kowalik Andrew J	Palermo, Salvatore	Schmidt, Adam J	Kadish, Courtney N	Jezewicz, Kim M
Address	80 Rowley Rd	399 Rowley Rd	20 Old Stone Rd	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	143001	143001	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 613	80 x 125	73 x 116	100 x 332	100 x 325
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	1961 / 0	1973 / 0	1974 / 0	1955 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1572	1358	1681	1456	1676
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240
SFLA	1572	1358	1681	1456	1676
Att/Det Gar Sqft	432	504	462	832	572
Prior Land	\$34,700				
Prior Total	\$147,000				
Comp Land Estimate	\$43,200	\$29,400	\$26,700	\$41,400	\$41,400
Sale Date		8/12/2019	1/23/2018	5/13/2019	1/14/2020
Sale Price		\$162,000	\$220,000	\$165,000	\$195,000
Time Adj Sale Price		\$166,300	\$247,300	\$171,100	\$197,000
TADJSP/SQFT		\$122.46	\$147.11	\$117.51	\$117.54
Total Adj Factors	\$121,100	\$96,700	\$142,200	\$102,300	\$131,200
Adjusted Sale Price		\$190,700	\$226,200	\$189,900	\$186,900
Comparable Estimate	\$201,400 (\$128.12/SFLA)				\$213,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-42	114.06-2-40	114.06-2-29.11	114.07-9-5	114.07-1-5
Owner	Lupas, Petru	Minotti, Deborah A	Domenech, Jose C Jr	Shields, Kathleen A	Shwani, Bikhal
Address	80 Rowley Holw	72 Rowley Holw	28 Rowley Holw	311 Rowley 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	69 x 107	67 x 120	62 x 357	65 x 120	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1977 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 534	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	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 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	1458	1489	1507	1456	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	534 0	564 0	474 0	484 0	444 0
SFLA	1992	2053	1981	1940	1960
Att/Det Gar Sqft					
Prior Land	\$20,200				
Prior Total	\$158,000				
Comp Land Estimate	\$24,700	\$25,700	\$31,100	\$25,200	\$26,900
					\$27,700
Sale Date		11/27/2019	4/27/2018	10/21/2020	6/4/2020
Sale Price		\$188,000	\$180,000	\$225,000	\$233,500
Time Adj Sale Price		\$191,100	\$199,000	\$225,000	\$233,900
TADJSP/SQFT		\$93.08	\$100.45	\$115.98	\$119.34
					\$107.16
Total Adj Factors	\$115,500	\$120,700	\$106,000	\$112,500	\$123,300
Adjusted Sale Price		\$185,900	\$208,500	\$228,000	\$226,100
					\$112,900
Comparable Estimate	\$209,700 (\$105.27/SFLA)				\$200,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-49	114.06-2-40	114.06-2-29.11	114.06-2-60	114.07-9-5
Owner	Hayek, Victoria E	Minotti, Deborah A	Domenech, Jose C Jr	Hanagan, Jack	Shields, Kathleen A
Address	81 Rowley Holw	72 Rowley Holw	28 Rowley Holw	45 Keicher Rd	8 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	90 x 112	67 x 120	62 x 357	112 x 109	65 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	1977 / 0	1977 / 0	1977 / 0	1962 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 552	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	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / Y	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	1 / 1	1 / 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	1878	1489	1507	1626	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	552 0	564 0	474 0	706 0	484 0
SFLA	2430	2053	1981	2332	1940
Att/Det Gar Sqft					
Prior Land	\$24,700				
Prior Total	\$180,000				
Comp Land Estimate	\$29,900	\$25,700	\$31,100	\$33,300	\$25,200
Sale Date		11/27/2019	4/27/2018	7/28/2020	10/21/2020
Sale Price		\$188,000	\$180,000	\$230,000	\$225,000
Time Adj Sale Price		\$191,100	\$199,000	\$230,000	\$225,000
TADJSP/SQFT		\$93.08	\$100.45	\$98.63	\$115.98
Total Adj Factors	\$141,800	\$120,700	\$106,000	\$136,800	\$112,500
Adjusted Sale Price		\$212,200	\$234,800	\$235,000	\$254,300
Comparable Estimate	\$237,700 (\$97.82/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-44	114.07-9-1	114.07-9-3	114.07-4-16	114.07-8-11
Owner	Tasillo, Michael B	Nelson, Michael	Louie, Landon C	Diebold, Patrick W	Trumble, Brett
Address	84 Rowley Holw	283 Rowley Rd	295 Rowley 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	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	69 x 102	89 x 123	77 x 125	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	1983 / 0	1980 / 0	1975 / 0	1977 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 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	780	638	994	1089	884
2nd Sty Area	748	618	986	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 300	0 0	0 0
SFLA	1528	1256	1980	1880	1950
Att/Det Gar Sqft	396	418	380	456	286
Prior Land	\$19,700				
Prior Total	\$136,000				
Comp Land Estimate	\$24,100	\$31,100	\$28,600	\$31,200	\$28,300
Sale Date		1/31/2020	8/6/2020	6/25/2018	3/2/2018
Sale Price		\$218,000	\$230,000	\$221,500	\$206,000
Time Adj Sale Price		\$220,200	\$230,000	\$242,200	\$229,000
TADJSP/SQFT		\$175.32	\$116.16	\$128.83	\$117.44
Total Adj Factors	\$91,400	\$95,100	\$124,200	\$121,700	\$110,800
Adjusted Sale Price		\$216,500	\$197,200	\$211,900	\$209,600
Comparable Estimate	\$205,900 (\$134.75/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-48	114.06-2-40	114.08-3-3	114.06-2-29.11	114.07-9-5
Owner	Hasselback, Philip	Minotti, Deborah A	Hanagan, Jack	Domenech, Jose C Jr	Shields, Kathleen A
Address	85 Rowley Holw	72 Rowley Holw	45 Keicher Rd	28 Rowley Holw	8 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	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 113	67 x 120	112 x 109	62 x 357	65 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	1977 / 0	1977 / 0	1962 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1094	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 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	5	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	2079	1489	1626	1507	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1094 0	564 0	706 0	474 0	484 0
SFLA	3173	2053	2332	1981	1940
Att/Det Gar Sqft					
Prior Land	\$18,400				
Prior Total	\$198,000				
Comp Land Estimate	\$23,600	\$25,700	\$33,300	\$31,100	\$25,200
Sale Date		11/27/2019	7/28/2020	4/27/2018	10/21/2020
Sale Price		\$188,000	\$230,000	\$180,000	\$225,000
Time Adj Sale Price		\$191,100	\$230,000	\$199,000	\$225,000
TADJSP/SQFT		\$93.08	\$98.63	\$100.45	\$115.98
Total Adj Factors	\$169,100	\$120,700	\$136,800	\$106,000	\$112,500
Adjusted Sale Price		\$239,500	\$262,300	\$262,100	\$281,600
Comparable Estimate	\$265,000 (\$83.52/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-45	114.07-5-1	114.07-9-35	114.07-6-12	114.06-2-59
Owner	McGrath, MaryBeth	DeGeorge, Bilyana	Nobles, Alexander J	Abdulla, Abdulhafed M	Tran, Tam T
Address	88 Rowley Holw	48 Old Stone Rd	23 Garfield Ct	35 Honorine Dr	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	75 x 133	90 x 130	69 x 171	80 x 130	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	1978 / 0	1974 / 0	1974 / 0	1975 / 0	1978 / 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 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	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	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1158	1143	1090	1188	994
2nd Sty Area	1204	1192	1266	960	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 300
SFLA	2362	2335	2356	2148	1980
Att/Det Gar Sqft	484	528	399	230	418
Prior Land	\$24,400				
Prior Total	\$167,000				
Comp Land Estimate	\$29,000	\$32,100	\$30,400	\$30,000	\$28,600
Sale Date		8/7/2020	4/25/2020	12/3/2019	5/14/2018
Sale Price		\$254,000	\$275,000	\$214,900	\$227,000
Time Adj Sale Price		\$254,000	\$276,400	\$217,800	\$249,600
TADJSP/SQFT		\$108.78	\$117.32	\$101.40	\$90.90
Total Adj Factors	\$133,600	\$142,400	\$149,700	\$111,500	\$163,000
Adjusted Sale Price		\$245,200	\$260,300	\$239,900	\$220,200
Comparable Estimate	\$241,000 (\$102.03/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-47	114.06-2-60	114.07-9-5	114.07-1-5	114.06-2-29.11
Owner	Lelek, Dennis W	Alam, Mishory	Shields, Kathleen A	Shwani, Bikhal	Domenech, Jose C Jr
Address	89 Rowley Holw	8 Deer Trl	311 Rowley Rd	24 Old Farm Ct	28 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	47 x 105	65 x 120	70 x 125	89 x 98	62 x 357
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	1979 / 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 496	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 Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	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 / 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	1432	1456	1476	1400	1507
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	496 0	484 0	484 0	444 0	474 0
SFLA	1928	1940	1960	1844	1981
Att/Det Gar Sqft					
Prior Land	\$13,700				
Prior Total	\$150,000				
Comp Land Estimate	\$17,600	\$25,200	\$26,900	\$27,700	\$31,100
Sale Date		10/21/2020	6/4/2020	4/5/2019	4/27/2018
Sale Price		\$225,000	\$233,500	\$189,900	\$180,000
Time Adj Sale Price		\$225,000	\$233,900	\$197,600	\$199,000
TADJSP/SQFT		\$115.98	\$119.34	\$107.16	\$100.45
Total Adj Factors	\$105,600	\$112,500	\$123,300	\$112,900	\$106,000
Adjusted Sale Price		\$218,100	\$216,200	\$190,300	\$198,600
Comparable Estimate	\$199,800 (\$103.63/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-46	114.06-2-40	114.08-3-3	114.06-2-29.11	114.07-9-5
Owner	Bova, Margaret A	Minotti, Deborah A	Hanagan, Jack	Domenech, Jose C Jr	Shields, Kathleen A
Address	93 Rowley Holw	72 Rowley Holw	45 Keicher Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	74 x 120	67 x 120	112 x 109	62 x 357	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1977 / 0	1977 / 0	1962 / 0	1977 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 392	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	3 Hot wtr/stm Yes	3 Hot wtr/stm No	3 Hot wtr/stm 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	1 / 1	2 / 1	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	2208	1489	1626	1507	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	392 0	564 0	706 0	474 0	484 0
SFLA	2600	2053	2332	1981	1960
Att/Det Gar Sqft					
Prior Land	\$22,900				
Prior Total	\$188,000				
Comp Land Estimate	\$27,400	\$25,700	\$33,300	\$31,100	\$26,900
Sale Date		11/27/2019	7/28/2020	4/27/2018	6/4/2020
Sale Price		\$188,000	\$230,000	\$180,000	\$233,500
Time Adj Sale Price		\$191,100	\$230,000	\$199,000	\$233,900
TADJSP/SQFT		\$93.08	\$98.63	\$100.45	\$119.34
Total Adj Factors	\$169,200	\$120,700	\$136,800	\$106,000	\$112,500
Adjusted Sale Price		\$239,600	\$262,400	\$262,200	\$279,800
Comparable Estimate	\$265,100 (\$101.96/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-17	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Hanuszczak, Mary	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	100 Rowley 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	143001	143007	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	150 x 713	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	1940 / 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	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	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	936	1089	1585	1620	1210
Att/Det Gar Sqft	384	200	220	520	832
Prior Land	\$44,500				
Prior Total	\$107,000				
Comp Land Estimate	\$54,000	\$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	\$84,300	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$152,200	\$160,600	\$183,700	\$145,600
Comparable Estimate	\$161,200 (\$172.22/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-18	114.07-9-14	114.02-5-11	114.07-8-8	114.12-1-7.112	114.07-10-1
Owner	Bosinski, Dianne	Palermo, Salvatore	Kadish, Courtney N	Schmidt, Adam J	Lounsbury, Joseph C	Iannello, Matthew
Address	110 Rowley Rd	399 Rowley Rd	173 Messer Ave	20 Old Stone Rd	1316 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	143001	143001	143007	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 985	80 x 125	100 x 332	73 x 116	110 x 319	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	1962 / 0	1973 / 0	1955 / 0	1974 / 0	1954 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	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	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1527	1358	1456	1681	1314	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 350
SFLA	1527	1358	1456	1681	1314	1040
Att/Det Gar Sqft	648	504	832	462	440	308
Prior Land	\$35,600					
Prior Total	\$149,000					
Comp Land Estimate	\$46,900	\$29,400	\$41,400	\$26,700	\$43,600	\$32,100
Sale Date		8/12/2019	5/13/2019	1/23/2018	8/12/2020	2/27/2020
Sale Price		\$162,000	\$165,000	\$220,000	\$200,000	\$165,500
Time Adj Sale Price		\$166,300	\$171,100	\$247,300	\$200,000	\$166,900
TADJSP/SQFT		\$122.46	\$117.51	\$147.11	\$152.21	\$160.48
Total Adj Factors	\$123,500	\$96,700	\$102,300	\$142,200	\$107,900	\$87,100
Adjusted Sale Price		\$193,100	\$192,300	\$228,600	\$215,600	\$203,300
Comparable Estimate	\$206,600 (\$135.3/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-3-11	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5	114.06-2-60
Owner	Setter, Maryann	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal	Alam, Mishory
Address	111 Rowley Rd	43 Wyndmoor Ct	28 Deer Trl	31 Ely Rd	24 Old Farm Ct	8 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	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	145 x 183	76 x 168	68 x 120	80 x 130	89 x 98	65 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	1952 / 0	1976 / 0	1977 / 0	1976 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 400	C Average 100	C Average 110	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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	874	1104	1132	1238	1400	1456
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	280 0	365 0	416 0	444 0	484 0
SFLA	1274	1384	1497	1654	1844	1940
Att/Det Gar Sqft		308				
Prior Land	\$40,500					
Prior Total	\$110,000					
Comp Land Estimate	\$46,900	\$32,200	\$25,900	\$30,000	\$27,700	\$25,200
Sale Date		4/2/2018	4/28/2020	3/13/2020	4/5/2019	10/21/2020
Sale Price		\$179,000	\$211,000	\$238,000	\$189,900	\$225,000
Time Adj Sale Price		\$197,900	\$212,100	\$239,600	\$197,600	\$225,000
TADJSP/SQFT		\$142.99	\$141.68	\$144.86	\$107.16	\$115.98
Total Adj Factors	\$91,200	\$91,100	\$116,600	\$120,600	\$112,900	\$112,500
Adjusted Sale Price		\$198,000	\$186,700	\$210,200	\$175,900	\$203,700
Comparable Estimate	\$194,900 (\$152.98/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-12	114.07-9-14	114.12-1-7.112	114.07-10-1	114.02-5-11
Owner	Santoro, Albert J	Palermo, Salvatore	Lounsbury, Joseph C	Iannello, Matthew	Kadish, Courtney N
Address	119 Rowley Rd	399 Rowley Rd	1316 Borden Rd	51 Wyndmoor Ct	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	143001	143007
Site No.	1	1	1	1	1
Land Size	155 x 237	80 x 125	110 x 319	106 x 108	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1973 / 0	1954 / 0	1976 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
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	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1338	1358	1314	1040	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 350	0 0
SFLA	1338	1358	1314	1040	1456
Att/Det Gar Sqft	672	504	440	308	832
Prior Land	\$44,200				
Prior Total	\$120,000				
Comp Land Estimate	\$50,600	\$29,400	\$43,600	\$32,100	\$41,400
Sale Date		8/12/2019	8/12/2020	2/27/2020	5/13/2019
Sale Price		\$162,000	\$200,000	\$165,500	\$165,000
Time Adj Sale Price		\$166,300	\$200,000	\$166,900	\$171,100
TADJSP/SQFT		\$122.46	\$152.21	\$160.48	\$117.51
Total Adj Factors	\$114,300	\$96,700	\$107,900	\$87,100	\$102,300
Adjusted Sale Price		\$183,900	\$206,400	\$194,100	\$183,100
Comparable Estimate	\$193,200 (\$144.39/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-19	102.12-6-9	113.08-3-8	102.12-6-14	102.12-6-18	125.10-17-16
Owner	Benner Linda S	Booth, Patricia	Donius, Michael P	Webb, Russell E	Bird, Stephen B	Booker, Shawn
Address	120 Rowley Rd	71 Zoerb Ave	25 Wells Ave	103 Zoerb Ave	119 Zoerb 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	220 2 Family Res
Neighborhood	123	110	122	110	110	126
School Code	143001	143001	143001	143001	143001	146801
Site No.	1	1	1	1	1	1
Land Size	106 x 985	45 x 147	50 x 120	50 x 145	51 x 142	57 x 112
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1961 / 0	1966 / 0	1960 / 0	1957 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	0 / N
Stories	1.7	1.7	1.7	1.7	1.7	2.0
Bedrooms	4	5	4	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1080	1232	1128	1216	980	1088
2nd Sty Area	0	0	0	0	0	1088
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 468	0 0	0 0	0 544
SFLA	2059	2156	1783	1768	1715	2176
Att/Det Gar Sqft	432	576	440	528	528	440
Prior Land	\$35,800					
Prior Total	\$140,000					
Comp Land Estimate	\$47,200	\$16,100	\$16,400	\$17,200	\$17,200	\$18,900
Sale Date		5/28/2020	12/7/2018	6/10/2019	4/25/2019	12/12/2019
Sale Price		\$185,000	\$145,000	\$169,000	\$165,000	\$149,000
Time Adj Sale Price		\$185,600	\$153,200	\$174,700	\$171,600	\$151,000
TADJSP/SQFT		\$86.09	\$85.92	\$98.81	\$100.06	\$69.39
Total Adj Factors	\$123,000	\$97,200	\$84,800	\$81,900	\$80,100	\$104,000
Adjusted Sale Price		\$211,400	\$191,400	\$215,800	\$214,500	\$170,000
Comparable Estimate	\$200,600 (\$97.43/SFLA)					

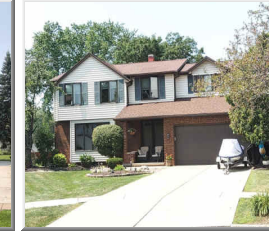
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-20	114.07-10-1	114.09-3-5	114.07-9-14	114.12-1-7.112
Owner	Mueller, Arlene R	Iannello, Matthew	Pitrelli, Daniel J	Palermo, Salvatore	Lounsbury, Joseph C
Address	130 Rowley Rd	51 Wyndmoor Ct	29 Center Ave	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	55 x 247	106 x 108	70 x 120	80 x 125	110 x 319
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	1956 / 0	1976 / 0	1971 / 0	1973 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / 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	1112	1040	1029	1358	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 574	0 350	0 300	0 0	0 240
SFLA	1112	1040	1029	1358	1314
Att/Det Gar Sqft	336	308	380	504	440
Prior Land	\$21,100				
Prior Total	\$95,000				
Comp Land Estimate	\$27,400	\$32,100	\$26,400	\$29,400	\$43,600
Sale Date		2/27/2020	6/10/2019	8/12/2019	8/12/2020
Sale Price		\$165,500	\$136,900	\$162,000	\$200,000
Time Adj Sale Price		\$166,900	\$141,500	\$166,300	\$200,000
TADJSP/SQFT		\$160.48	\$137.51	\$122.46	\$152.21
Total Adj Factors	\$84,300	\$87,100	\$73,500	\$96,700	\$107,900
Adjusted Sale Price		\$164,100	\$152,300	\$153,900	\$176,400
Comparable Estimate	\$163,100 (\$146.67/SFLA)				

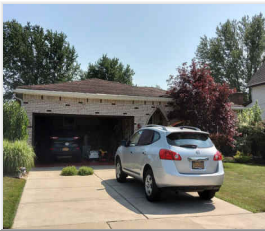


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.06-2-21.1	114.11-2-1	114.02-4-36	115.05-4-8	114.07-10-3	114.16-5-25.1
Owner	Feduski, Marie H	Robson, Mark	Hiller, Traci H	Krygier, Andrew	Buscher, Dawn	Reynolds, Corey
Address	140 Rowley Rd	1221 Como Park Blvd	1221 Borden Rd	60 Park Ave	43 Wyndmoor Ct	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	143001	143001	143007	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 332	100 x 400	100 x 337	75 x 112	76 x 168	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	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	1954 / 0	1952 / 0	1950 / 0	1955 / 0	1976 / 0	1946 / 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	1 No central No	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	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.0	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	888	906	738	1080	1104	820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	280 0	0 0
SFLA	1332	1585	1089	1620	1384	1210
Att/Det Gar Sqft	480	220	200	520	308	832
Prior Land	\$20,800					
Prior Total	\$107,000					
Comp Land Estimate	\$26,800	\$41,900	\$41,400	\$26,700	\$32,200	\$32,900
Sale Date		8/28/2019	10/31/2019	5/3/2018	4/2/2018	1/21/2020
Sale Price		\$127,000	\$143,000	\$202,000	\$179,000	\$154,000
Time Adj Sale Price		\$130,400	\$145,900	\$222,100	\$197,900	\$155,500
TADJSP/SQFT		\$82.27	\$133.98	\$137.10	\$142.99	\$128.51
Total Adj Factors	\$81,400	\$54,100	\$78,000	\$122,700	\$91,100	\$94,200
Adjusted Sale Price		\$157,700	\$149,300	\$180,800	\$188,200	\$142,700
Comparable Estimate	\$163,700 (\$122.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-2-22.1	114.09-6-1	114.02-4-48	114.16-4-13.13	114.16-4-12
Owner	Gleisle, William T	Roman, Brendan P	Hawthorne-Greer, Keris	North Brooke Developr	Pease, Anthony W
Address	144 Rowley Rd	55 Center Ave	1339 Borden Rd	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	143001	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	181 x 176	85 x 120	75 x 181	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	1983 / 0	1994 / 0	1988 / 0	1970 / 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6
Full/Half Baths	2 / 2	2 / 0	3 / 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	1020	1184	1149	1014	1014
2nd Sty Area	1040	1240	1134	1014	1014
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2060	2424	2283	2028	2028
Att/Det Gar Sqft	480	400		308	572
Prior Land	\$46,300				
Prior Total	\$158,000				
Comp Land Estimate	\$51,800	\$30,000	\$32,600	\$18,500	\$24,700
Sale Date		1/3/2019	7/19/2018	10/2/2020	1/12/2018
Sale Price		\$235,000	\$250,000	\$196,500	\$176,000
Time Adj Sale Price		\$246,800	\$271,800	\$196,500	\$197,800
TADJSP/SQFT		\$101.82	\$119.05	\$96.89	\$97.53
Total Adj Factors	\$126,600	\$128,100	\$134,300	\$88,000	\$97,300
Adjusted Sale Price		\$245,300	\$264,100	\$235,100	\$227,100
Comparable Estimate	\$240,300 (\$116.65/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-39	114.08-1-20	114.09-6-1	103.05-13-2	125.12-7-15
Owner	Nowak, David M	Hernandez, Richard G	Roman, Brendan P	Rice, Peter J	Cumbo, Sarah M
Address	149 Rowley Rd	19 Felber Ln	55 Center Ave	75 Joseph St	79 Lou 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	110	127
School Code	143001	143007	143001	143002	143007
Site No.	1	1	1	1	1
Land Size	85 x 154	80 x 191	85 x 120	75 x 100	73 x 105
Building Style	03 Split level	03 Split level	12 Duplex	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	1963 / 0	1994 / 0	1962 / 0	1971 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 346	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	2 Hot air No
Fireplace/Ingrd Pool	2 / N	1 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	2.0	1.0	1.0
Bedrooms	5	5	4	5	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 0	3 Partial 2	4 Full 2
1st Sty Area	2036	2588	1184	2222	1688
2nd Sty Area	0	0	1240	0	0
Fin Bsmt/Fin Rec Rm	346 0	250 0	0 0	210 0	792 690
SFLA	2382	2838	2424	2432	2480
Att/Det Gar Sqft			400		
Prior Land	\$27,700				
Prior Total	\$158,000				
Comp Land Estimate	\$33,700	\$34,600	\$30,000	\$17,300	\$21,000
Sale Date		6/26/2020	1/3/2019	9/19/2019	11/26/2018
Sale Price		\$236,000	\$235,000	\$215,000	\$169,500
Time Adj Sale Price		\$236,400	\$246,800	\$220,000	\$180,100
TADJSP/SQFT		\$83.30	\$101.82	\$90.46	\$72.62
Total Adj Factors	\$137,300	\$153,600	\$128,100	\$106,900	\$129,500
Adjusted Sale Price		\$220,100	\$256,000	\$250,400	\$187,900
Comparable Estimate	\$237,800 (\$99.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-38	114.07-6-12	114.07-5-1	114.07-9-3	114.07-8-11
Owner	Abdallah, Mohammad A	Abdulla, Abdulhafed M	DeGeorge, Bilyana	Louie, Landon C	Trumble, Brett
Address	153 Rowley Rd	35 Honorine Dr	48 Old Stone Rd	295 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	60 x 120	80 x 130	90 x 130	77 x 125	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	1977 / 0	1975 / 0	1974 / 0	1975 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	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 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 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1029	1188	1143	994	884
2nd Sty Area	1185	960	1192	986	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 300	0 0
SFLA	2214	2148	2335	1980	1950
Att/Det Gar Sqft	500	230	528	380	286
Prior Land	\$18,500				
Prior Total	\$160,000				
Comp Land Estimate	\$24,000	\$30,000	\$32,100	\$28,600	\$28,300
Sale Date		12/3/2019	8/7/2020	8/6/2020	3/2/2018
Sale Price		\$214,900	\$254,000	\$230,000	\$206,000
Time Adj Sale Price		\$217,800	\$254,000	\$230,000	\$229,000
TADJSP/SQFT		\$101.40	\$108.78	\$116.16	\$117.44
Total Adj Factors	\$127,000	\$111,500	\$142,400	\$124,200	\$110,800
Adjusted Sale Price		\$233,300	\$238,600	\$232,800	\$245,200
Comparable Estimate	\$240,700 (\$108.72/SFLA)				\$149,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-37	114.07-9-14	114.07-10-1	114.07-9-12	114.07-8-8
Owner	Szymendera , Norman J	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Schmidt, Adam J
Address	157 Rowley Rd	399 Rowley Rd	51 Wyndmoor Ct	379 Rowley 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	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	80 x 125	106 x 108	70 x 125	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1973 / 0	1976 / 0	1974 / 0	1974 / 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 110	C Average 110
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	1 / N	1 / 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 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1436	1358	1040	1272	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 605	0 0
SFLA	1436	1358	1040	1272	1681
Att/Det Gar Sqft	400	504	308	528	462
Prior Land	\$18,500				
Prior Total	\$128,000				
Comp Land Estimate	\$24,000	\$29,400	\$32,100	\$26,900	\$26,700
Sale Date		8/12/2019	2/27/2020	7/17/2018	1/23/2018
Sale Price		\$162,000	\$165,500	\$185,000	\$220,000
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$247,300
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$147.11
Total Adj Factors	\$98,200	\$96,700	\$87,100	\$116,700	\$142,200
Adjusted Sale Price		\$167,800	\$178,000	\$182,600	\$203,300
Comparable Estimate	\$179,700 (\$125.14/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-36	114.07-10-1	114.07-9-14	114.09-3-5	115.05-13-27
Owner	Hlavaty, Douglas P	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Liberti, Joseph M
Address	161 Rowley Rd	51 Wyndmoor Ct	399 Rowley Rd	29 Center 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	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	75 x 120	106 x 108	80 x 125	70 x 120	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	1980 / 0	1976 / 0	1973 / 0	1974 / 0	1983 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
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	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1222	1040	1358	1272	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 605	0 0
SFLA	1222	1040	1358	1272	1318
Att/Det Gar Sqft	460	308	504	528	380
Prior Land	\$23,200				
Prior Total	\$115,000				
Comp Land Estimate	\$27,600	\$32,100	\$29,400	\$26,900	\$24,500
Sale Date		2/27/2020	8/12/2019	7/17/2018	6/10/2019
Sale Price		\$165,500	\$162,000	\$185,000	\$136,900
Time Adj Sale Price		\$166,900	\$166,300	\$201,100	\$141,500
TADJSP/SQFT		\$160.48	\$122.46	\$158.10	\$137.51
Total Adj Factors	\$91,200	\$87,100	\$96,700	\$116,700	\$73,500
Adjusted Sale Price		\$171,000	\$160,800	\$175,600	\$159,200
Comparable Estimate	\$164,600 (\$134.7/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-3-35	114.09-6-1	114.02-4-48	113.08-3-9	103.09-4-12
Owner	Przepiora, Jamie L	Roman, Brendan P	Hawthorne-Greer, Keris	Hardwick, Jeanette E	Hall, Emily M
Address	165 Rowley Rd	55 Center Ave	1339 Borden Rd	21 Wells Ave	29 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	122	110
School Code	143001	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 120	85 x 120	75 x 181	55 x 120	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1994 / 0	1988 / 0	1966 / 0	1966 / 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 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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	1092	1184	1149	1092	1161
2nd Sty Area	1118	1240	1134	1118	1161
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2210	2424	2283	2210	2210
Att/Det Gar Sqft	418	400		460	660
Prior Land	\$23,200				
Prior Total	\$155,000				
Comp Land Estimate	\$27,600	\$30,000	\$32,600	\$17,800	\$17,800
Sale Date		1/3/2019	7/19/2018	5/17/2019	8/11/2020
Sale Price		\$235,000	\$250,000	\$173,500	\$193,500
Time Adj Sale Price		\$246,800	\$271,800	\$179,900	\$193,500
TADJSP/SQFT		\$101.82	\$119.05	\$81.40	\$87.56
Total Adj Factors	\$112,500	\$128,100	\$134,300	\$90,600	\$96,000
Adjusted Sale Price		\$231,200	\$250,000	\$201,800	\$210,000
Comparable Estimate	\$214,100 (\$96.88/SFLA)				\$87,800

	<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	114.07-9-1	114.07-9-1	114.07-9-3	114.07-4-16	114.07-8-11	114.02-8-41
Owner	Nelson, Michael	Nelson, Michael	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Tyson, Cynthia
Address	283 Rowley Rd	283 Rowley Rd	295 Rowley Rd	83 Old Stone Rd	32 Old Stone Rd	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	143001	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	89 x 123	89 x 123	77 x 125	85 x 130	72 x 133	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	1980 / 0	1980 / 0	1975 / 0	1977 / 0	1974 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	638	638	994	1089	884	971
2nd Sty Area	618	618	986	791	1066	717
Fin Bsmt/Fin Rec Rm	0 250	0 250	0 300	0 0	0 0	0 0
SFLA	1256	1256	1980	1880	1950	1688
Att/Det Gar Sqft	418	418	380	456	286	420
Prior Land	\$25,600					
Prior Total	\$132,000					
Comp Land Estimate	\$31,100	\$31,100	\$28,600	\$31,200	\$28,300	\$28,700
Sale Date		1/31/2020	8/6/2020	6/25/2018	3/2/2018	1/22/2020
Sale Price		\$218,000	\$230,000	\$221,500	\$206,000	\$205,000
Time Adj Sale Price		\$220,200	\$230,000	\$242,200	\$229,000	\$207,100
TADJSP/SQFT		\$175.32	\$116.16	\$128.83	\$117.44	\$122.69
Total Adj Factors	\$95,100	\$95,100	\$124,200	\$121,700	\$110,800	\$104,200
Adjusted Sale Price		\$220,200	\$200,900	\$215,600	\$213,300	\$198,000
Comparable Estimate	\$209,600 (\$166.88/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-2	114.07-9-5	114.06-2-29.11	114.06-2-60	114.06-2-40
Owner	City Place Properties, L	Shields, Kathleen A	Domenech, Jose C Jr	Alam, Mishory	Minotti, Deborah A
Address	289 Rowley Rd	311 Rowley Rd	28 Rowley Holw	8 Deer Trl	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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 125	70 x 125	62 x 357	65 x 120	67 x 120
					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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1975 / 0	1977 / 0	1977 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 90	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	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	1 / 1	1 / 1	1 / 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	1720	1476	1507	1456	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	484 0	474 0	484 0	564 0
SFLA	1980	1960	1981	1940	2053
Att/Det Gar Sqft					
Prior Land	\$23,700				
Prior Total	\$160,000				
Comp Land Estimate	\$28,200	\$26,900	\$31,100	\$25,200	\$25,700
					\$27,700
Sale Date		6/4/2020	4/27/2018	10/21/2020	11/27/2019
Sale Price		\$233,500	\$180,000	\$225,000	\$188,000
Time Adj Sale Price		\$233,900	\$199,000	\$225,000	\$191,100
TADJSP/SQFT		\$119.34	\$100.45	\$115.98	\$93.08
					\$107.16
Total Adj Factors	\$125,100	\$123,300	\$106,000	\$112,500	\$120,700
Adjusted Sale Price		\$235,700	\$218,100	\$237,600	\$195,500
					\$112,900
Comparable Estimate	\$219,300 (\$110.76/SFLA)				\$209,800



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-3	114.07-9-3	114.07-8-11	114.07-4-16	114.07-6-12
Owner	Louie, Landon C	Louie, Landon C	Trumble, Brett	Diebold, Patrick W	Abdulla, Abdulhafed M
Address	295 Rowley Rd	295 Rowley Rd	32 Old Stone Rd	83 Old Stone 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	77 x 125	77 x 125	72 x 133	85 x 130	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	1975 / 0	1974 / 0	1977 / 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 100
Heat Type/Central Air	3 Hot wtr/stm Yes	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	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 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	994	994	884	1089	1188
2nd Sty Area	986	986	1066	791	960
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 0	0 250
SFLA	1980	1980	1950	1880	2148
Att/Det Gar Sqft	380	380	286	456	230
Prior Land	\$28,100				
Prior Total	\$162,400				
Comp Land Estimate	\$28,600	\$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	\$124,200	\$124,200	\$110,800	\$121,700	\$111,500
Adjusted Sale Price		\$230,000	\$242,400	\$244,700	\$230,500
Comparable Estimate	\$241,400 (\$121.92/SFLA)				\$131,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-4	114.07-9-3	114.07-8-11	114.07-4-16	114.07-9-1
Owner	Szczesniak David R & K	Louie, Landon C	Trumble, Brett	Diebold, Patrick W	Nelson, Michael
Address	303 Rowley Rd	295 Rowley Rd	32 Old Stone Rd	83 Old Stone 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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	68 x 125	77 x 125	72 x 133	85 x 130	89 x 123
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	1975 / 0	1974 / 0	1977 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/strm Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / Y	0 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	994	884	1089	638
2nd Sty Area	728	986	1066	791	618
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 250
SFLA	1616	1980	1950	1880	1256
Att/Det Gar Sqft	384	380	286	456	418
Prior Land	\$21,500				
Prior Total	\$145,000				
Comp Land Estimate	\$26,400	\$28,600	\$28,300	\$31,200	\$31,100
Sale Date		8/6/2020	3/2/2018	6/25/2018	1/31/2020
Sale Price		\$230,000	\$206,000	\$221,500	\$218,000
Time Adj Sale Price		\$230,000	\$229,000	\$242,200	\$220,200
TADJSP/SQFT		\$116.16	\$117.44	\$128.83	\$175.32
Total Adj Factors	\$102,400	\$124,200	\$110,800	\$121,700	\$95,100
Adjusted Sale Price		\$208,200	\$220,600	\$222,900	\$227,500
Comparable Estimate	\$216,900 (\$134.22/SFLA)				\$104,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-5	114.07-9-5	114.07-1-5	114.06-2-29.11	114.06-2-40
Owner	Shields, Kathleen A	Shields, Kathleen A	Shwani, Bikhal	Domenech, Jose C Jr	Minotti, Deborah A
Address	311 Rowley Rd	311 Rowley Rd	8 Deer Trl	24 Old Farm Ct	28 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	70 x 125	70 x 125	65 x 120	89 x 98	62 x 357
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	1977 / 0	1976 / 0	1977 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	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	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
1st Sty Area	1476	1476	1456	1400	1489
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	484 0	484 0	484 0	444 0	564 0
SFLA	1960	1960	1940	1844	1981
Att/Det Gar Sqft					
Prior Land	\$22,100				
Prior Total	\$158,000				
Comp Land Estimate	\$26,900	\$26,900	\$25,200	\$27,700	\$31,100
Sale Date		6/4/2020	10/21/2020	4/5/2019	4/27/2018
Sale Price		\$233,500	\$225,000	\$189,900	\$180,000
Time Adj Sale Price		\$233,900	\$225,000	\$197,600	\$199,000
TADJSP/SQFT		\$119.34	\$115.98	\$107.16	\$100.45
Total Adj Factors	\$123,300	\$123,300	\$112,500	\$112,900	\$106,000
Adjusted Sale Price		\$233,900	\$235,800	\$208,000	\$216,300
Comparable Estimate	\$217,500 (\$110.97/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-6	114.07-9-14	114.07-10-1	114.07-9-12	114.07-8-8
Owner	Krytus, David F	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Schmidt, Adam J
Address	319 Rowley Rd	399 Rowley Rd	51 Wyndmoor Ct	379 Rowley 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	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	75 x 125	80 x 125	106 x 108	70 x 125	73 x 116
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	1976 / 0	1973 / 0	1976 / 0	1974 / 0	1974 / 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 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / 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 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1484	1358	1040	1272	1681
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 605	0 0
SFLA	1484	1358	1040	1272	1681
Att/Det Gar Sqft	480	504	308	528	462
Prior Land	\$23,700				
Prior Total	\$136,000				
Comp Land Estimate	\$28,200	\$29,400	\$32,100	\$26,900	\$26,700
Sale Date		8/12/2019	2/27/2020	7/17/2018	1/23/2018
Sale Price		\$162,000	\$165,500	\$185,000	\$220,000
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$247,300
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$147.11
Total Adj Factors	\$114,700	\$96,700	\$87,100	\$116,700	\$142,200
Adjusted Sale Price		\$184,300	\$194,500	\$199,100	\$219,800
Comparable Estimate	\$195,600 (\$131.81/SFLA)				\$41,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-2-14.12	114.11-2-1	115.05-4-8	114.02-4-36	113.12-3-7.1
Owner	Thompson, Kelli J	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Aronberg, Ricky
Address	320 Rowley Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	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	123	123	123	122
School Code	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 312	100 x 400	75 x 112	100 x 337	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1952 / 0	1955 / 0	1950 / 0	1950 / 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	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	3	4
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	4 Full 0
1st Sty Area	1344	906	1080	738	1136
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 330	0 0	0 0
SFLA	1716	1585	1620	1089	1704
Att/Det Gar Sqft	504	220	520	200	480
Prior Land	\$34,000				
Prior Total	\$135,000				
Comp Land Estimate	\$41,300	\$41,900	\$26,700	\$41,400	\$27,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	4/29/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$148,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$148,700
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$87.27
Total Adj Factors	\$111,200	\$54,100	\$122,700	\$78,000	\$94,000
Adjusted Sale Price		\$187,500	\$210,600	\$179,100	\$165,900
Comparable Estimate	\$187,800 (\$109.44/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-7	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11
Owner	Grzankowski, James M	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C
Address	329 Rowley Rd	295 Rowley Rd	83 Old Stone Rd	32 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	75 x 125	77 x 125	85 x 130	72 x 133	70 x 135
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	1975 / 0	1977 / 0	1974 / 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 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 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	926	994	1089	884	985
2nd Sty Area	854	986	791	1066	939
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450
SFLA	1780	1980	1880	1950	1924
Att/Det Gar Sqft	440	380	456	286	418
Prior Land	\$23,700				
Prior Total	\$150,000				
Comp Land Estimate	\$28,200	\$28,600	\$31,200	\$28,300	\$28,000
					\$30,000
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77
					\$101.40
Total Adj Factors	\$107,700	\$124,200	\$121,700	\$110,800	\$131,600
Adjusted Sale Price		\$213,500	\$228,200	\$225,900	\$243,100
					\$111,500
Comparable Estimate	\$224,900 (\$126.35/SFLA)				\$214,000

	<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	114.07-2-15	114.11-2-1	115.05-4-8	114.07-6-12	114.06-2-40	114.02-4-36
Owner	Fracasso, Anthony G	Robson, Mark	Krygier, Andrew	Abdulla, Abdulhafed M	Minotti, Deborah A	Hiller, Traci H
Address	330 Rowley Rd	1221 Como Park Blvd	60 Park Ave	35 Honorine Dr	72 Rowley Holw	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	123	123	123	123
School Code	143001	143001	143007	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 958	100 x 400	75 x 112	80 x 130	67 x 120	100 x 337
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	03 Split level	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1952 / 0	1955 / 0	1975 / 0	1977 / 0	1950 / 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 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 Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.7	1.7	1.5	2.0	1.0	1.5
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2	2 Crawl 0
1st Sty Area	1429	906	1080	1188	1489	738
2nd Sty Area	0	0	0	960	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 250	564 0	0 0
SFLA	2151	1585	1620	2148	2053	1089
Att/Det Gar Sqft	483	220	520	230		200
Prior Land	\$34,700					
Prior Total	\$149,000					
Comp Land Estimate	\$45,500	\$41,900	\$26,700	\$30,000	\$25,700	\$41,400
Sale Date		8/28/2019	5/3/2018	12/3/2019	11/27/2019	10/31/2019
Sale Price		\$127,000	\$202,000	\$214,900	\$188,000	\$143,000
Time Adj Sale Price		\$130,400	\$222,100	\$217,800	\$191,100	\$145,900
TADJSP/SQFT		\$82.27	\$137.10	\$101.40	\$93.08	\$133.98
Total Adj Factors	\$134,600	\$54,100	\$122,700	\$111,500	\$120,700	\$78,000
Adjusted Sale Price		\$210,900	\$234,000	\$240,900	\$205,000	\$202,500
Comparable Estimate	\$218,700 (\$101.67/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-8	114.07-4-16	114.07-9-3	114.07-8-11	114.02-8-41
Owner	Pilarski Ronald J	Diebold, Patrick W	Louie, Landon C	Trumble, Brett	Tyson, Cynthia
Address	339 Rowley Rd	83 Old Stone Rd	295 Rowley Rd	32 Old Stone Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 125	85 x 130	77 x 125	72 x 133	75 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	04 Composition
Year Built/Eff Yr Built	1976 / 0	1977 / 0	1975 / 0	1974 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	944	1089	994	884	638
2nd Sty Area	754	791	986	1066	618
Fin Bsmt/Fin Rec Rm	0 190	0 0	0 300	0 0	0 250
SFLA	1698	1880	1980	1950	1688
Att/Det Gar Sqft	456	456	380	286	420
Prior Land	\$23,700				
Prior Total	\$148,000				
Comp Land Estimate	\$28,200	\$31,200	\$28,600	\$28,300	\$28,700
Sale Date		6/25/2018	8/6/2020	3/2/2018	1/22/2020
Sale Price		\$221,500	\$230,000	\$206,000	\$205,000
Time Adj Sale Price		\$242,200	\$230,000	\$229,000	\$207,100
TADJSP/SQFT		\$128.83	\$116.16	\$117.44	\$122.69
Total Adj Factors	\$105,000	\$121,700	\$124,200	\$110,800	\$104,200
Adjusted Sale Price		\$225,500	\$210,800	\$223,200	\$207,900
Comparable Estimate	\$219,500 (\$129.27/SFLA)				\$95,100 \$230,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-2-16	114.07-9-14	114.12-1-7.112	114.07-9-12	114.02-5-11	114.07-10-1
Owner	Orwat, Marcia T	Palermo, Salvatore	Lounsbury, Joseph C	Vohwinkel, Mark T	Kadish, Courtney N	Iannello, Matthew
Address	340 Rowley Rd	399 Rowley Rd	1316 Borden Rd	379 Rowley Rd	173 Messer 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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143007	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 954	80 x 125	110 x 319	70 x 125	100 x 332	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	1957 / 0	1973 / 0	1954 / 0	1974 / 0	1955 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	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	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1314	1358	1314	1272	1456	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 605	0 0	0 350
SFLA	1314	1358	1314	1272	1456	1040
Att/Det Gar Sqft	520	504	440	528	832	308
Prior Land	\$35,600					
Prior Total	\$138,000					
Comp Land Estimate	\$46,700	\$29,400	\$43,600	\$26,900	\$41,400	\$32,100
Sale Date		8/12/2019	8/12/2020	7/17/2018	5/13/2019	2/27/2020
Sale Price		\$162,000	\$200,000	\$185,000	\$165,000	\$165,500
Time Adj Sale Price		\$166,300	\$200,000	\$201,100	\$171,100	\$166,900
TADJSP/SQFT		\$122.46	\$152.21	\$158.10	\$117.51	\$160.48
Total Adj Factors	\$109,500	\$96,700	\$107,900	\$116,700	\$102,300	\$87,100
Adjusted Sale Price		\$179,100	\$201,600	\$193,900	\$178,300	\$189,300
Comparable Estimate	\$188,400 (\$143.38/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-9-9	114.07-9-5	114.06-2-60	114.06-2-29.11	114.07-1-5	114.06-2-40
Owner	Kaczmarek, Raymond	Shields, Kathleen A	Alam, Mishory	Domenech, Jose C Jr	Shwani, Bikhal	Minotti, Deborah A
Address	349 Rowley Rd	311 Rowley Rd	8 Deer Trl	28 Rowley Holw	24 Old Farm Ct	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	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	75 x 125	70 x 125	65 x 120	62 x 357	89 x 98	67 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1974 / 0	1975 / 0	1977 / 0	1977 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 512	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 Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	1 / 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	4 Full 2
1st Sty Area	1461	1476	1456	1507	1400	1489
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	512 0	484 0	484 0	474 0	444 0	564 0
SFLA	1973	1960	1940	1981	1844	2053
Att/Det Gar Sqft						
Prior Land	\$23,700					
Prior Total	\$155,000					
Comp Land Estimate	\$28,200	\$26,900	\$25,200	\$31,100	\$27,700	\$25,700
Sale Date		6/4/2020	10/21/2020	4/27/2018	4/5/2019	11/27/2019
Sale Price		\$233,500	\$225,000	\$180,000	\$189,900	\$188,000
Time Adj Sale Price		\$233,900	\$225,000	\$199,000	\$197,600	\$191,100
TADJSP/SQFT		\$119.34	\$115.98	\$100.45	\$107.16	\$93.08
Total Adj Factors	\$115,000	\$123,300	\$112,500	\$106,000	\$112,900	\$120,700
Adjusted Sale Price		\$225,600	\$227,500	\$208,000	\$199,700	\$185,400
Comparable Estimate	\$209,200 (\$106.03/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-10	114.07-9-14	114.07-8-8	114.02-4-8	114.02-6-7.1
Owner	Goulding Jean	Palermo, Salvatore	Schmidt, Adam J	Jezewicz, Kim M	Faraj, Salam M
Address	359 Rowley Rd	399 Rowley Rd	20 Old Stone 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	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 125	80 x 125	73 x 116	100 x 325	70 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	01 Wood
Year Built/Eff Yr Built	1976 / 0	1973 / 0	1974 / 0	1973 / 0	1976 / 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 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	1 / N	0 / 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 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1554	1358	1681	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	1554	1358	1681	1676	1708
Att/Det Gar Sqft	220	504	462	572	529
Prior Land	\$23,700				
Prior Total	\$129,000				
Comp Land Estimate	\$28,200	\$29,400	\$26,700	\$41,400	\$30,100
Sale Date		8/12/2019	1/23/2018	1/14/2020	10/10/2018
Sale Price		\$162,000	\$220,000	\$195,000	\$177,000
Time Adj Sale Price		\$166,300	\$247,300	\$197,000	\$189,200
TADJSP/SQFT		\$122.46	\$147.11	\$117.54	\$110.77
Total Adj Factors	\$96,200	\$96,700	\$142,200	\$131,200	\$121,000
Adjusted Sale Price		\$165,800	\$201,300	\$162,000	\$164,400
Comparable Estimate	\$174,800 (\$112.48/SFLA)				\$116,700 (\$180,600)

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-2-18.2	114.09-4-28	103.17-1-28	114.07-9-3	114.06-2-40
Owner	Cousins Daniel	Lawal, Wasiu	Izydorczak, Eugene	Louie, Landon C	Minotti, Deborah A
Address	360 Rowley Rd	26 Park St	3821 Broadway St	295 Rowley 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 199	42 x 150	65 x 530	77 x 125	67 x 120
Building Style	08 Old style	08 Old style	08 Old style	05 Colonial	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	1927 / 0	1926 / 0	1937 / 0	1975 / 0	1977 / 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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	1.0
Bedrooms	7	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 2
1st Sty Area	1284	1114	840	994	1489
2nd Sty Area	696	396	840	986	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	564 0
SFLA	2052	1510	1680	1980	2053
Att/Det Gar Sqft		440	672	380	
Prior Land	\$33,100				
Prior Total	\$106,000				
Comp Land Estimate	\$39,800	\$18,600	\$32,900	\$28,600	\$25,700
Sale Date		10/23/2019	1/28/2019	8/6/2020	11/27/2019
Sale Price		\$133,500	\$70,000	\$230,000	\$188,000
Time Adj Sale Price		\$136,200	\$73,500	\$230,000	\$191,100
TADJSP/SQFT		\$90.20	\$43.75	\$116.16	\$93.08
Total Adj Factors	\$96,400	\$80,900	\$30,300	\$124,200	\$120,700
Adjusted Sale Price		\$151,700	\$139,600	\$202,200	\$166,800
Comparable Estimate	\$173,500 (\$84.55/SFLA)				\$123,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-11	114.06-2-40	114.07-6-12	114.07-9-3	114.07-8-11
Owner	McEvoy, Joseph J	Minotti, Deborah A	Abdulla, Abdulhafed M	Louie, Landon C	Shields, Kathleen A
Address	369 Rowley Rd	72 Rowley Holw	35 Honorine Dr	295 Rowley Rd	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	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	75 x 125	67 x 120	80 x 130	77 x 125	70 x 125
Building Style	02 Raised ranch	03 Split level	05 Colonial	05 Colonial	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	1978 / 0	1977 / 0	1975 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 1008	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	1.0	1.0	2.0	2.0	1.0
Bedrooms	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 0	3 Partial 0	4 Full 2
1st Sty Area	1067	1489	1188	994	1476
2nd Sty Area	0	0	960	986	0
Fin Bsmt/Fin Rec Rm	1008 0	564 0	0 250	0 300	484 0
SFLA	2075	2053	2148	1980	1960
Att/Det Gar Sqft	506		230	380	
Prior Land	\$23,700				
Prior Total	\$130,000				
Comp Land Estimate	\$28,200	\$25,700	\$30,000	\$28,600	\$26,900
Sale Date		11/27/2019	12/3/2019	8/6/2020	6/4/2020
Sale Price		\$188,000	\$214,900	\$230,000	\$233,500
Time Adj Sale Price		\$191,100	\$217,800	\$230,000	\$233,900
TADJSP/SQFT		\$93.08	\$101.40	\$116.16	\$119.34
Total Adj Factors	\$108,700	\$120,700	\$111,500	\$124,200	\$123,300
Adjusted Sale Price		\$179,100	\$215,000	\$214,500	\$219,300
Comparable Estimate	\$211,000 (\$101.69/SFLA)				

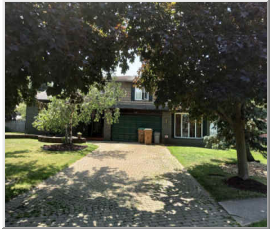


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-9-12	114.07-9-12	114.07-9-14	114.07-8-8	114.02-4-42	114.07-10-1
Owner	Vohwinkel, Mark T	Vohwinkel, Mark T	Palermo, Salvatore	Schmidt, Adam J	Austin, Cheryl A	Iannello, Matthew
Address	379 Rowley Rd	379 Rowley Rd	399 Rowley Rd	20 Old Stone 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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 125	70 x 125	80 x 125	73 x 116	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1974 / 0	1974 / 0	1973 / 0	1974 / 0	1960 / 0	1976 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	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	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / 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	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1272	1272	1358	1681	1152	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 605	0 605	0 0	0 0	0 400	0 350
SFLA	1272	1272	1358	1681	1152	1040
Att/Det Gar Sqft	528	528	504	462	400	308
Prior Land	\$22,100					
Prior Total	\$152,000					
Comp Land Estimate	\$26,900	\$26,900	\$29,400	\$26,700	\$41,400	\$32,100
Sale Date		7/17/2018	8/12/2019	1/23/2018	8/7/2019	2/27/2020
Sale Price		\$185,000	\$162,000	\$220,000	\$205,000	\$165,500
Time Adj Sale Price		\$201,100	\$166,300	\$247,300	\$210,500	\$166,900
TADJSP/SQFT		\$158.10	\$122.46	\$147.11	\$182.73	\$160.48
Total Adj Factors	\$116,700	\$116,700	\$96,700	\$142,200	\$112,300	\$87,100
Adjusted Sale Price		\$201,100	\$186,300	\$221,800	\$214,900	\$196,500
Comparable Estimate	\$204,100 (\$160.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-2-19	114.07-9-14	114.02-4-8	114.07-8-8	114.02-5-11
Owner	Kowtun, Victor	Palermo, Salvatore	Jezewicz, Kim M	Schmidt, Adam J	Kadish, Courtney N
Address	384 Rowley Rd	399 Rowley Rd	156 Messer Ave	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	143001	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	180 x 750	80 x 125	100 x 325	73 x 116	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1973 / 0	1973 / 0	1974 / 0	1955 / 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 110	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 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	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1640	1358	1676	1681	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1640	1358	1676	1681	1456
Att/Det Gar Sqft	600	504	572	462	832
Prior Land	\$50,500				
Prior Total	\$160,000				
Comp Land Estimate	\$59,500	\$29,400	\$41,400	\$26,700	\$41,400
Sale Date		8/12/2019	1/14/2020	1/23/2018	5/13/2019
Sale Price		\$162,000	\$195,000	\$220,000	\$165,000
Time Adj Sale Price		\$166,300	\$197,000	\$247,300	\$171,100
TADJSP/SQFT		\$122.46	\$117.54	\$147.11	\$117.51
Total Adj Factors	\$134,900	\$96,700	\$131,200	\$142,200	\$102,300
Adjusted Sale Price		\$204,500	\$200,700	\$240,000	\$203,700
Comparable Estimate	\$210,400 (\$128.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-13	114.07-9-3	114.07-8-11	114.07-6-12	114.07-5-1
Owner	Vongprachanh, Oune	Louie, Landon C	Trumble, Brett	Abdulla, Abdulhafed M	Diebold, Patrick W
Address	389 Rowley 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	70 x 125	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	1973 / 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	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 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	1069	994	884	1188	1089
2nd Sty Area	976	986	1066	960	791
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 250	0 0
SFLA	2045	1980	1950	2148	1880
Att/Det Gar Sqft	399	380	286	230	456
Prior Land	\$22,100				
Prior Total	\$151,000				
Comp Land Estimate	\$26,900	\$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	\$115,300	\$124,200	\$110,800	\$111,500	\$121,700
Adjusted Sale Price		\$221,100	\$233,500	\$221,600	\$235,800
Comparable Estimate	\$227,800 (\$111.39/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-9-14	114.07-9-14	114.07-9-12	114.07-10-1	114.12-1-7.112	115.05-13-27
Owner	Palermo, Salvatore	Palermo, Salvatore	Vohwinkel, Mark T	Iannello, Matthew	Lounsbury, Joseph C	Liberti, Joseph M
Address	399 Rowley Rd	399 Rowley Rd	379 Rowley Rd	51 Wyndmoor Ct	1316 Borden 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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143001	143001	143001	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 125	80 x 125	70 x 125	106 x 108	110 x 319	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1973 / 0	1973 / 0	1974 / 0	1976 / 0	1954 / 0	1983 / 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 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1358	1358	1272	1040	1314	1318
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 605	0 350	0 240	0 0
SFLA	1358	1358	1272	1040	1314	1318
Att/Det Gar Sqft	504	504	528	308	440	440
Prior Land	\$24,400					
Prior Total	\$134,000					
Comp Land Estimate	\$29,400	\$29,400	\$26,900	\$32,100	\$43,600	\$24,500
Sale Date		8/12/2019	7/17/2018	2/27/2020	8/12/2020	4/25/2020
Sale Price		\$162,000	\$185,000	\$165,500	\$200,000	\$161,500
Time Adj Sale Price		\$166,300	\$201,100	\$166,900	\$200,000	\$162,300
TADJSP/SQFT		\$122.46	\$158.10	\$160.48	\$152.21	\$123.14
Total Adj Factors	\$96,700	\$96,700	\$116,700	\$87,100	\$107,900	\$97,100
Adjusted Sale Price		\$166,300	\$181,100	\$176,500	\$188,800	\$161,900
Comparable Estimate	\$174,900 (\$128.79/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-15	114.07-9-35	114.07-5-1	114.06-2-59	114.07-6-12
Owner	Kocsis, Joseph V Jr	Nobles, Alexander J	DeGeorge, Bilyana	Tran, Tam T	Abdulla, Abdulhafed M
Address	407 Rowley Rd	23 Garfield Ct	48 Old Stone Rd	4 Deer Trl	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	143007
Site No.	1	1	1	1	1
Land Size	80 x 125	69 x 171	90 x 130	85 x 126	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	1975 / 0	1974 / 0	1974 / 0	1978 / 0	1975 / 0
Condition	2 Fair	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
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	3
Full/Half Baths	1 / 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	4 Full 0
1st Sty Area	1544	1090	1143	1686	1188
2nd Sty Area	1008	1266	1192	1060	960
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 250
SFLA	2552	2356	2335	2746	2148
Att/Det Gar Sqft	400	399	528	418	230
Prior Land	\$24,400				
Prior Total	\$148,200				
Comp Land Estimate	\$29,400	\$30,400	\$32,100	\$30,700	\$30,000
Sale Date		4/25/2020	8/7/2020	5/14/2018	12/3/2019
Sale Price		\$275,000	\$254,000	\$227,000	\$214,900
Time Adj Sale Price		\$276,400	\$254,000	\$249,600	\$217,800
TADJSP/SQFT		\$117.32	\$108.78	\$90.90	\$101.40
Total Adj Factors	\$124,900	\$149,700	\$142,400	\$163,000	\$111,500
Adjusted Sale Price		\$251,600	\$236,500	\$211,500	\$231,200
Comparable Estimate	\$234,200 (\$91.77/SFLA)				\$207,000

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-9-16	114.07-6-12	114.07-9-3	114.07-8-11	114.07-5-1
Owner	Baker, Ivor	Abdulla, Abdulhafed M	Louie, Landon C	Trumble, Brett	DeGeorge, Bilyana
Address	415 Rowley Rd	35 Honorine Dr	295 Rowley Rd	32 Old Stone 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	80 x 125	80 x 130	77 x 125	72 x 133	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	1974 / 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	3 Hot wtr/stm No	2 Hot air Yes	3 Hot wtr/stm Yes	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	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1088	1188	994	884	1143
2nd Sty Area	999	960	986	1066	1192
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 300	0 0	0 0
SFLA	2087	2148	1980	1950	2335
Att/Det Gar Sqft	380	230	380	286	528
Prior Land	\$24,400				
Prior Total	\$154,000				
Comp Land Estimate	\$29,400	\$30,000	\$28,600	\$28,300	\$32,100
Sale Date		12/3/2019	8/6/2020	3/2/2018	8/7/2020
Sale Price		\$214,900	\$230,000	\$206,000	\$254,000
Time Adj Sale Price		\$217,800	\$230,000	\$229,000	\$254,000
TADJSP/SQFT		\$101.40	\$116.16	\$117.44	\$108.78
Total Adj Factors	\$118,600	\$111,500	\$124,200	\$110,800	\$142,400
Adjusted Sale Price		\$224,900	\$224,400	\$236,800	\$230,200
Comparable Estimate	\$231,100 (\$110.73/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.06-1-2	114.09-4-28	103.17-1-28	91.20-7-6	91.20-11-75
Owner	Buffalo Crushed Stone	Lawal, Wasiu	Izydorczak, Eugene	Janiszewski, Melissa L	MacNeil, Alicia
Address	2 Second 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	109
School Code	143001	143001	143001	143002	143002
Site No.	1	1	1	1	1
Land Size	100 x 190	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	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1923 / 0	1920 / 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/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	2	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	814	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	1058	1510	1680	1085	1144
Att/Det Gar Sqft		440	672	340	480
Prior Land	\$32,600				
Prior Total	\$75,000				
Comp Land Estimate	\$39,200	\$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	\$53,700	\$80,900	\$30,300	\$54,800	\$46,000
Adjusted Sale Price		\$109,000	\$96,900	\$102,800	\$122,100
Comparable Estimate	\$112,900 (\$106.71/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-1	114.12-1-7.112	115.05-13-27	114.07-9-14	114.02-5-11	114.02-4-8
Owner	Zielezinski, Karl P	Lounsbury, Joseph C	Liberti, Joseph M	Palermo, Salvatore	Kadish, Courtney N	Jezewicz, Kim M
Address	3 Strasmer Rd	1316 Borden Rd	11 Harvest Ln	399 Rowley Rd	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	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	106 x 131	110 x 319	72 x 100	80 x 125	100 x 332	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	1972 / 0	1954 / 0	1983 / 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 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	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1302	1314	1318	1358	1456	1676
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 651	0 240	0 0	0 0	0 0	0 0
SFLA	1302	1314	1318	1358	1456	1676
Att/Det Gar Sqft	420	440	440	504	832	572
Prior Land	\$29,200					
Prior Total	\$126,000					
Comp Land Estimate	\$35,300	\$43,600	\$24,500	\$29,400	\$41,400	\$41,400
Sale Date		8/12/2020	4/25/2020	8/12/2019	5/13/2019	1/14/2020
Sale Price		\$200,000	\$161,500	\$162,000	\$165,000	\$195,000
Time Adj Sale Price		\$200,000	\$162,300	\$166,300	\$171,100	\$197,000
TADJSP/SQFT		\$152.21	\$123.14	\$122.46	\$117.51	\$117.54
Total Adj Factors	\$104,100	\$107,900	\$97,100	\$96,700	\$102,300	\$131,200
Adjusted Sale Price		\$196,200	\$169,300	\$173,700	\$172,900	\$169,900
Comparable Estimate	\$176,400 (\$135.48/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-2	114.12-1-7.112	115.05-13-27	114.07-9-14	114.02-5-11	114.02-4-42
Owner	Binkier, Henry C	Lounsbury, Joseph C	Liberti, Joseph M	Palermo, Salvatore	Kadish, Courtney N	Austin, Cheryl A
Address	9 Strasmer Rd	1316 Borden Rd	11 Harvest Ln	399 Rowley 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	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	75 x 129	110 x 319	72 x 100	80 x 125	100 x 332	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	1972 / 0	1954 / 0	1983 / 0	1973 / 0	1955 / 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 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1212	1314	1318	1358	1456	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	1212	1314	1318	1358	1456	1152
Att/Det Gar Sqft	420	440	440	504	832	400
Prior Land	\$24,200					
Prior Total	\$118,000					
Comp Land Estimate	\$28,600	\$43,600	\$24,500	\$29,400	\$41,400	\$41,400
Sale Date		8/12/2020	4/25/2020	8/12/2019	5/13/2019	8/7/2019
Sale Price		\$200,000	\$161,500	\$162,000	\$165,000	\$205,000
Time Adj Sale Price		\$200,000	\$162,300	\$166,300	\$171,100	\$210,500
TADJSP/SQFT		\$152.21	\$123.14	\$122.46	\$117.51	\$182.73
Total Adj Factors	\$92,700	\$107,900	\$97,100	\$96,700	\$102,300	\$112,300
Adjusted Sale Price		\$184,800	\$157,900	\$162,300	\$161,500	\$190,900
Comparable Estimate	\$171,500 (\$141.5/SFLA)					

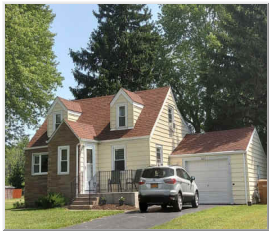


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-25	114.02-4-25	114.16-6-12	114.12-1-26.1	114.06-2-59	114.07-5-1
Owner	Strayer, Kaleb	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher	Tran, Tam T	DeGeorge, Bilyana
Address	10 Strasmer Rd	10 Strasmer Rd	27 Brookedge Rd	24 Woodside Ln	4 Deer Trl	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	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	179 x 168	179 x 168	100 x 200	83 x 300	85 x 126	90 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	03 Alum/vinyl
Year Built/Eff Yr Built	1984 / 0	1984 / 0	1975 / 0	1979 / 0	1978 / 0	1974 / 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	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	3	4	4	4
Full/Half Baths	3 / 0	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	3 Partial 0
1st Sty Area	1722	1722	1559	1640	1686	1143
2nd Sty Area	648	648	1123	1109	1060	1192
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 506	0 500	0 0
SFLA	2670	2670	2682	2749	2746	2335
Att/Det Gar Sqft	576	576	528	400	418	528
Prior Land	\$45,600					
Prior Total	\$219,120					
Comp Land Estimate	\$50,800	\$50,800	\$39,900	\$37,200	\$30,700	\$32,100
Sale Date		9/30/2019	6/4/2018	10/15/2018	5/14/2018	8/7/2020
Sale Price		\$264,800	\$295,000	\$310,000	\$227,000	\$254,000
Time Adj Sale Price		\$271,000	\$322,500	\$331,300	\$249,600	\$254,000
TADJSP/SQFT		\$101.50	\$120.25	\$120.52	\$90.90	\$108.78
Total Adj Factors	\$167,700	\$167,700	\$207,000	\$199,100	\$163,000	\$142,400
Adjusted Sale Price		\$271,000	\$283,200	\$299,900	\$254,300	\$279,300
Comparable Estimate	\$277,500 (\$103.93/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-24	115.05-6-8	114.07-10-1	114.12-1-7.112	114.02-4-42	114.02-5-11
Owner	Albee, Ross W	Antonio, Kari A	Iannello, Matthew	Lounsbury, Joseph C	Austin, Cheryl A	Kadish, Courtney N
Address	14 Strasmer Rd	5162 Transit Rd	51 Wyndmoor Ct	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	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	177 x 168	40 x 214	106 x 108	110 x 319	100 x 337	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1942 / 0	1976 / 0	1954 / 0	1960 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	924	940	1040	1314	1152	1456
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 240	0 400	0 0
SFLA	924	940	1040	1314	1152	1456
Att/Det Gar Sqft	528	405	308	440	400	832
Prior Land	\$45,200					
Prior Total	\$115,000					
Comp Land Estimate	\$50,500	\$19,600	\$32,100	\$43,600	\$41,400	\$41,400
Sale Date		4/26/2019	2/27/2020	8/12/2020	8/7/2019	5/13/2019
Sale Price		\$135,000	\$165,500	\$200,000	\$205,000	\$165,000
Time Adj Sale Price		\$140,400	\$166,900	\$200,000	\$210,500	\$171,100
TADJSP/SQFT		\$149.36	\$160.48	\$152.21	\$182.73	\$117.51
Total Adj Factors	\$94,500	\$68,500	\$87,100	\$107,900	\$112,300	\$102,300
Adjusted Sale Price		\$166,400	\$174,300	\$186,600	\$192,700	\$163,300
Comparable Estimate	\$176,700 (\$191.23/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-3	114.12-1-7.112	115.05-13-27	114.07-9-14	114.02-5-11
Owner	Van Volkenburg, Thoma	Lounsbury, Joseph C	Liberti, Joseph M	Palermo, Salvatore	Kadish, Courtney N
Address	15 Strasmer Rd	1316 Borden Rd	11 Harvest Ln	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	75 x 128	110 x 319	72 x 100	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	1973 / 0	1954 / 0	1983 / 0	1973 / 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	2 Hot air Yes	3 Hot wtr/stm No
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	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1240	1314	1318	1358	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 86	0 240	0 0	0 0	0 0
SFLA	1240	1314	1318	1358	1456
Att/Det Gar Sqft	440	440	440	504	572
Prior Land	\$28,000				
Prior Total	\$113,500				
Comp Land Estimate	\$28,500	\$43,600	\$24,500	\$29,400	\$41,400
Sale Date		8/12/2020	4/25/2020	8/12/2019	5/13/2019
Sale Price		\$200,000	\$161,500	\$162,000	\$165,000
Time Adj Sale Price		\$200,000	\$162,300	\$166,300	\$171,100
TADJSP/SQFT		\$152.21	\$123.14	\$122.46	\$117.51
Total Adj Factors	\$94,600	\$107,900	\$97,100	\$96,700	\$102,300
Adjusted Sale Price		\$186,700	\$159,800	\$164,200	\$163,400
Comparable Estimate	\$166,900 (\$134.6/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	114.02-4-23	114.11-2-1	115.05-4-8	114.02-4-36	125.08-9-9	114.16-5-25.1
Owner	Harhigh, Robert P	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Cushing, Wendy L	Reynolds, Corey
Address	20 Strasmer Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 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	127	127
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	88 x 266	100 x 400	75 x 112	100 x 337	152 x 283	100 x 217
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	1930 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0	1946 / 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	3 Hot wtr/stm 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	1 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.7	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	924	906	1080	738	900	820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 780	0 0
SFLA	1596	1585	1620	1089	1575	1210
Att/Det Gar Sqft	784	220	520	200	780	832
Prior Land	\$31,600					
Prior Total	\$113,100					
Comp Land Estimate	\$38,200	\$41,900	\$26,700	\$41,400	\$40,000	\$32,900
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018	1/21/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981	\$154,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100	\$155,500
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05	\$128.51
Total Adj Factors	\$104,000	\$54,100	\$122,700	\$78,000	\$125,100	\$94,200
Adjusted Sale Price		\$180,300	\$203,400	\$171,900	\$179,000	\$165,300
Comparable Estimate	\$180,000 (\$112.78/SFLA)					

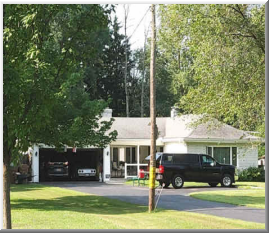


SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-5	114.02-8-41	114.07-9-1	114.07-4-16	114.07-8-11	114.07-9-3
Owner	Gardina, David A	Tyson, Cynthia	Nelson, Michael	Diebold, Patrick W	Trumble, Brett	Louie, Landon C
Address	21 Strasmer Rd	15 Irondale Dr	283 Rowley Rd	83 Old Stone Rd	32 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	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	100 x 327	75 x 130	89 x 123	85 x 130	72 x 133	77 x 125
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	1988 / 0	1978 / 0	1980 / 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	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 1	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	4 Full 0	3 Partial 0
1st Sty Area	856	971	638	1089	884	994
2nd Sty Area	630	717	618	791	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 300
SFLA	1486	1688	1256	1880	1950	1980
Att/Det Gar Sqft	480	420	418	456	286	380
Prior Land	\$34,400					
Prior Total	\$151,560					
Comp Land Estimate	\$41,400	\$28,700	\$31,100	\$31,200	\$28,300	\$28,600
Sale Date		1/22/2020	1/31/2020	6/25/2018	3/2/2018	8/6/2020
Sale Price		\$205,000	\$218,000	\$221,500	\$206,000	\$230,000
Time Adj Sale Price		\$207,100	\$220,200	\$242,200	\$229,000	\$230,000
TADJSP/SQFT		\$122.69	\$175.32	\$128.83	\$117.44	\$116.16
Total Adj Factors	\$104,100	\$104,200	\$95,100	\$121,700	\$110,800	\$124,200
Adjusted Sale Price		\$207,000	\$229,200	\$224,600	\$222,300	\$209,900
Comparable Estimate	\$218,600 (\$147.11/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	114.04-5-6	114.02-5-11	114.12-1-7.112	114.07-9-14	115.05-13-27	114.02-4-8
Owner	Lopp, Michael D	Kadish, Courtney N	Lounsbury, Joseph C	Palermo, Salvatore	Liberti, Joseph M	Jezewicz, Kim M
Address	25 Strasmer Rd	173 Messer Ave	1316 Borden Rd	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 325	100 x 332	110 x 319	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	1968 / 0	1955 / 0	1954 / 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 90	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1380	1456	1314	1358	1318	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	1380	1456	1314	1358	1318	1676
Att/Det Gar Sqft	576	832	440	504	440	572
Prior Land	\$34,400					
Prior Total	\$130,800					
Comp Land Estimate	\$41,400	\$41,400	\$43,600	\$29,400	\$24,500	\$41,400
Sale Date		5/13/2019	8/12/2020	8/12/2019	4/25/2020	1/14/2020
Sale Price		\$165,000	\$200,000	\$162,000	\$161,500	\$195,000
Time Adj Sale Price		\$171,100	\$200,000	\$166,300	\$162,300	\$197,000
TADJSP/SQFT		\$117.51	\$152.21	\$122.46	\$123.14	\$117.54
Total Adj Factors	\$111,100	\$102,300	\$107,900	\$96,700	\$97,100	\$131,200
Adjusted Sale Price		\$179,900	\$203,200	\$180,700	\$176,300	\$176,900
Comparable Estimate	\$183,400 (\$132.9/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-22	114.07-4-16	114.02-8-41	114.07-8-11	114.07-9-3
Owner	Makowski Paul	Diebold, Patrick W	Tyson, Cynthia	Trumble, Brett	Louie, Landon C
Address	26 Strasmer Rd	83 Old Stone Rd	15 Irondale Dr	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	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	61 x 364	85 x 130	75 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1977 / 0	1978 / 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	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 / Y	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4
Full/Half Baths	2 / 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
1st Sty Area	1144	1089	971	884	994
2nd Sty Area	728	791	717	1066	986
Fin Bsmt/Fin Rec Rm	0 594	0 0	0 0	0 0	0 300
SFLA	1872	1880	1688	1950	1980
Att/Det Gar Sqft	576	456	420	286	380
Prior Land	\$24,000				
Prior Total	\$165,000				
Comp Land Estimate	\$30,900	\$31,200	\$28,700	\$28,300	\$28,600
Sale Date		6/25/2018	1/22/2020	3/2/2018	8/6/2020
Sale Price		\$221,500	\$205,000	\$206,000	\$230,000
Time Adj Sale Price		\$242,200	\$207,100	\$229,000	\$230,000
TADJSP/SQFT		\$128.83	\$122.69	\$117.44	\$116.16
Total Adj Factors	\$118,900	\$121,700	\$104,200	\$110,800	\$124,200
Adjusted Sale Price		\$239,400	\$221,800	\$237,100	\$224,700
Comparable Estimate	\$229,600 (\$122.65/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-4-21.2	114.02-4-8	114.02-6-7.1	114.02-5-11	115.05-13-27
Owner	Cipressi George & W	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Liberti, Joseph M
Address	50 Strasmer Rd	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	143007
Site No.	1	1	1	1	1
Land Size	100 x 270	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	02 Brick	02 Brick	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 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	4	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	1588	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	0 240
SFLA	1588	1676	1708	1456	1318
Att/Det Gar Sqft	528	572	529	832	440
Prior Land	\$33,900				
Prior Total	\$156,000				
Comp Land Estimate	\$40,900	\$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	\$138,200	\$131,200	\$121,000	\$102,300	\$97,100
Adjusted Sale Price		\$204,000	\$206,400	\$207,000	\$203,400
Comparable Estimate	\$210,200 (\$132.37/SFLA)				

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-7	114.02-4-8	114.02-5-11	114.02-6-7.1	114.12-1-7.112	114.07-8-8
Owner	Kowalski, Irek	Jezewicz, Kim M	Kadish, Courtney N	Faraj, Salam M	Lounsbury, Joseph C	Schmidt, Adam J
Address	69 Strasmer Rd	156 Messer Ave	173 Messer Ave	16 Cromwell Dr	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	100 x 324	100 x 325	100 x 332	70 x 160	110 x 319	73 x 116
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1973 / 0	1955 / 0	1976 / 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 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	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / 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	2 / 0	1 / 0	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	4 Full 0
1st Sty Area	1689	1676	1456	1708	1314	1681
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	1689	1676	1456	1708	1314	1681
Att/Det Gar Sqft	432	572	832	529	440	462
Prior Land	\$34,400					
Prior Total	\$142,000					
Comp Land Estimate	\$41,400	\$41,400	\$41,400	\$30,100	\$43,600	\$26,700
Sale Date		1/14/2020	5/13/2019	10/10/2018	8/12/2020	1/23/2018
Sale Price		\$195,000	\$165,000	\$177,000	\$200,000	\$220,000
Time Adj Sale Price		\$197,000	\$171,100	\$189,200	\$200,000	\$247,300
TADJSP/SQFT		\$117.54	\$117.51	\$110.77	\$152.21	\$147.11
Total Adj Factors	\$126,300	\$131,200	\$102,300	\$121,000	\$107,900	\$142,200
Adjusted Sale Price		\$192,100	\$195,100	\$194,500	\$218,400	\$231,400
Comparable Estimate	\$206,300 (\$122.14/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-4-21.11	114.11-2-1	115.05-4-8	114.02-4-36	114.02-4-18	114.02-6-22
Owner	Chassin, Robert	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Gawel, Christianne E	Nati, Andrew J
Address	70 Strasmer Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden 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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 350	100 x 400	75 x 112	100 x 337	100 x 325	71 x 122
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	03 Split level
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1952 / 0	1955 / 0	1950 / 0	1977 / 0	1975 / 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 Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.5	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	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2	3 Partial 2
1st Sty Area	1588	906	1080	738	1680	1723
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	504 0	300 0
SFLA	2092	1585	1620	1089	2184	2023
Att/Det Gar Sqft	340	220	520	200		
Prior Land	\$34,400					
Prior Total	\$130,000					
Comp Land Estimate	\$41,500	\$41,900	\$26,700	\$41,400	\$41,400	\$26,900
Sale Date		8/28/2019	5/3/2018	10/31/2019	10/12/2018	9/11/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$227,000	\$222,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$242,600	\$238,600
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$111.08	\$117.94
Total Adj Factors	\$129,200	\$54,100	\$122,700	\$78,000	\$135,300	\$120,300
Adjusted Sale Price		\$205,500	\$228,600	\$197,100	\$236,500	\$247,500
Comparable Estimate	\$223,000 (\$106.6/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-8	114.02-4-36	114.11-2-1	114.16-5-25.1	115.05-4-8
Owner	Machajewski, David A	Hiller, Traci H	Robson, Mark	Reynolds, Corey	Krygier, Andrew
Address	71 Strasmer Rd	1221 Borden Rd	1221 Como Park Blvd	963 Borden Rd	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	127	123
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 323	100 x 337	100 x 400	100 x 217	75 x 112
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	1946 / 0	1950 / 0	1952 / 0	1946 / 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 No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 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	858	738	906	820	1080
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 0	0 0	0 330
SFLA	1233	1089	1585	1210	1620
Att/Det Gar Sqft	720	200	220	832	520
Prior Land	\$34,400				
Prior Total	\$119,000				
Comp Land Estimate	\$41,400	\$41,400	\$41,900	\$32,900	\$26,700
Sale Date		10/31/2019	8/28/2019	1/21/2020	5/3/2018
Sale Price		\$143,000	\$127,000	\$154,000	\$202,000
Time Adj Sale Price		\$145,900	\$130,400	\$155,500	\$222,100
TADJSP/SQFT		\$133.98	\$82.27	\$128.51	\$137.10
Total Adj Factors	\$93,900	\$78,000	\$54,100	\$94,200	\$122,700
Adjusted Sale Price		\$161,800	\$170,200	\$155,200	\$193,300
Comparable Estimate	\$169,900 (\$137.79/SFLA)				

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-9	114.11-2-1	115.05-4-8	114.02-4-36	114.16-5-25.1	125.08-9-9
Owner	Skok , Joanne	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Reynolds, Corey	Cushing, Wendy L
Address	75 Strasmer Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	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	100 x 321	100 x 400	75 x 112	100 x 337	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	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	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 110	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.7
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	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	864	906	1080	738	820	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 0	0 330	0 0	0 0	0 780
SFLA	1512	1585	1620	1089	1210	1575
Att/Det Gar Sqft	484	220	520	200	832	780
Prior Land	\$34,000					
Prior Total	\$125,000					
Comp Land Estimate	\$41,300	\$41,900	\$26,700	\$41,400	\$32,900	\$40,000
Sale Date		8/28/2019	5/3/2018	10/31/2019	1/21/2020	2/2/2018
Sale Price		\$127,000	\$202,000	\$143,000	\$154,000	\$178,981
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$155,500	\$200,100
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$128.51	\$127.05
Total Adj Factors	\$104,800	\$54,100	\$122,700	\$78,000	\$94,200	\$125,100
Adjusted Sale Price		\$181,100	\$204,200	\$172,700	\$166,100	\$179,800
Comparable Estimate	\$180,800 (\$119.58/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-10	114.02-4-18	114.08-3-3	114.02-6-22	114.07-4-15
Owner	Fischer, Esther	Gawel, Christianne E	Hanagan, Jack	Nati, Andrew J	Pankiv, Mykhaylo
Address	91 Strasmer 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 319	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	1970 / 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 1378	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	4	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	1260	1680	1626	1723	1652
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1378 0	504 0	706 0	300 0	616 0
SFLA	2638	2184	2332	2023	2268
Att/Det Gar Sqft					
Prior Land	\$34,000				
Prior Total	\$175,000				
Comp Land Estimate	\$41,300	\$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	\$153,300	\$135,300	\$136,800	\$120,300	\$107,700
Adjusted Sale Price		\$260,600	\$246,500	\$271,600	\$234,300
Comparable Estimate	\$258,400 (\$97.95/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-11	114.07-5-19	114.16-7-36	114.12-1-26.1	114.02-4-25
Owner	Gorski, Lynn M	Robson, Timothy M	Ashbery, Andreas C	Hepp, Christopher	Konst, Jeremy
Address	101 Strasmer Rd	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	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 318	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	2010 / 0	1975 / 0	1976 / 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 100	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	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	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1943	1656	1630	1640	1559
2nd Sty Area	1759	1959	1758	1109	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 500
SFLA	3702	3615	3388	2749	2682
Att/Det Gar Sqft	864	600	624	400	528
Prior Land	\$34,000				
Prior Total	\$325,000				
Comp Land Estimate	\$41,300	\$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	\$328,900	\$229,700	\$224,000	\$199,100	\$207,000
Adjusted Sale Price		\$434,000	\$416,900	\$461,100	\$444,400
Comparable Estimate	\$437,700 (\$118.23/SFLA)				\$167,700



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-12	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	125.08-9-9
Owner	Kotarski, Dorothy	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Cushing, Wendy L
Address	111 Strasmer Rd	1221 Borden Rd	1221 Como Park Blvd	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	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 315	100 x 337	100 x 400	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1932 / 0	1950 / 0	1952 / 0	1955 / 0	1946 / 0	1943 / 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	3 Hot wtr/stm 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	1.7	1.5	1.7	1.5	1.5	1.7
Bedrooms	3	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	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	792	738	906	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	1332	1089	1585	1620	1210	1575
Att/Det Gar Sqft	720	200	220	520	832	780
Prior Land	\$34,000					
Prior Total	\$120,000					
Comp Land Estimate	\$41,300	\$41,400	\$41,900	\$26,700	\$32,900	\$40,000
Sale Date		10/31/2019	8/28/2019	5/3/2018	1/21/2020	2/2/2018
Sale Price		\$143,000	\$127,000	\$202,000	\$154,000	\$178,981
Time Adj Sale Price		\$145,900	\$130,400	\$222,100	\$155,500	\$200,100
TADJSP/SQFT		\$133.98	\$82.27	\$137.10	\$128.51	\$127.05
Total Adj Factors	\$97,400	\$78,000	\$54,100	\$122,700	\$94,200	\$125,100
Adjusted Sale Price		\$165,300	\$173,700	\$196,800	\$158,700	\$172,400
Comparable Estimate	\$173,400 (\$130.18/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-5-25	115.05-4-8	114.11-2-1	114.02-4-25	114.02-4-36	114.08-3-3
Owner	Wass David R	Krygier, Andrew	Robson, Mark	Strayer, Kaleb	Hiller, Traci H	Hanagan, Jack
Address	122 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	10 Strasmer Rd	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	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	116 x 379	75 x 112	100 x 400	179 x 168	100 x 337	112 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1952 / 0	1984 / 0	1950 / 0	1962 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	4 Good	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/stm No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	1.5	1.7	2.0	1.5	1.0
Bedrooms	4	4	3	5	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	3 / 0	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2
1st Sty Area	1552	1080	906	1722	738	1626
2nd Sty Area	640	0	0	648	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 0	706 0
SFLA	2608	1620	1585	2670	1089	2332
Att/Det Gar Sqft	940	520	220	576	200	
Prior Land	\$37,900					
Prior Total	\$184,000					
Comp Land Estimate	\$45,400	\$26,700	\$41,900	\$50,800	\$41,400	\$33,300
Sale Date		5/3/2018	8/28/2019	9/30/2019	10/31/2019	7/28/2020
Sale Price		\$202,000	\$127,000	\$264,800	\$143,000	\$230,000
Time Adj Sale Price		\$222,100	\$130,400	\$271,000	\$145,900	\$230,000
TADJSP/SQFT		\$137.10	\$82.27	\$101.50	\$133.98	\$98.63
Total Adj Factors	\$157,200	\$122,700	\$54,100	\$167,700	\$78,000	\$136,800
Adjusted Sale Price		\$256,600	\$233,500	\$260,500	\$225,100	\$250,400
Comparable Estimate	\$245,200 (\$94.02/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	114.02-5-26	114.11-2-1	115.05-4-8	114.02-4-36	125.08-9-9	114.16-5-25.1
Owner	Bauer Michael C & Anne	Robson, Mark	Krygier, Andrew	Hiller, Traci H	Cushing, Wendy L	Reynolds, Corey
Address	128 Strasmer Rd	1221 Como Park Blvd	60 Park Ave	1221 Borden Rd	640 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	127	127
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	116 x 377	100 x 400	75 x 112	100 x 337	152 x 283	100 x 217
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	1955 / 0	1952 / 0	1955 / 0	1950 / 0	1943 / 0	1946 / 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 Yes	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	1.7	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1052	906	1080	738	900	820
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 330	0 0	0 780	0 0
SFLA	1578	1585	1620	1089	1575	1210
Att/Det Gar Sqft	588	220	520	200	780	832
Prior Land	\$37,900					
Prior Total	\$148,000					
Comp Land Estimate	\$45,400	\$41,900	\$26,700	\$41,400	\$40,000	\$32,900
Sale Date		8/28/2019	5/3/2018	10/31/2019	2/2/2018	1/21/2020
Sale Price		\$127,000	\$202,000	\$143,000	\$178,981	\$154,000
Time Adj Sale Price		\$130,400	\$222,100	\$145,900	\$200,100	\$155,500
TADJSP/SQFT		\$82.27	\$137.10	\$133.98	\$127.05	\$128.51
Total Adj Factors	\$128,000	\$54,100	\$122,700	\$78,000	\$125,100	\$94,200
Adjusted Sale Price		\$204,300	\$227,400	\$195,900	\$203,000	\$189,300
Comparable Estimate	\$204,000 (\$129.28/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-13	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1	114.12-1-7.112
Owner	Klaskov, Gerard M	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey	Lounsbury, Joseph C
Address	131 Strasmer 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	2.50	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	1957 / 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	2	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	768	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	1152	1089	1585	1620	1210	1314
Att/Det Gar Sqft	280 484	200	220	520	832	440
Prior Land	\$38,500					
Prior Total	\$140,000					
Comp Land Estimate	\$70,200	\$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	\$108,700	\$78,000	\$54,100	\$122,700	\$94,200	\$107,900
Adjusted Sale Price		\$176,600	\$185,000	\$208,100	\$170,000	\$200,800
Comparable Estimate	\$188,100 (\$163.28/SFLA)					

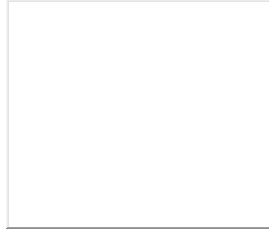
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-27	115.05-4-8	114.11-2-1	114.08-3-3	114.02-4-36
Owner	Sauka, Anita L	Krygier, Andrew	Robson, Mark	Hanagan, Jack	Hiller, Traci H
Address	134 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	45 Keicher Rd	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	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	116 x 375	75 x 112	100 x 400	112 x 109	100 x 337
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1952 / 0	1962 / 0	1950 / 0
Condition	3 Normal	4 Good	1 Poor	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	1.5	1.7	1.0	1.5
Bedrooms	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 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	1348	1080	906	1626	738
2nd Sty Area	528	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	706 0	0 0
SFLA	2436	1620	1585	2332	1089
Att/Det Gar Sqft	552	520	220	200	200
Prior Land	\$37,900				
Prior Total	\$165,000				
Comp Land Estimate	\$45,400	\$26,700	\$41,900	\$33,300	\$41,400
Sale Date		5/3/2018	8/28/2019	7/28/2020	10/31/2019
Sale Price		\$202,000	\$127,000	\$230,000	\$143,000
Time Adj Sale Price		\$222,100	\$130,400	\$230,000	\$145,900
TADJSP/SQFT		\$137.10	\$82.27	\$98.63	\$133.98
Total Adj Factors	\$145,700	\$122,700	\$54,100	\$136,800	\$78,000
Adjusted Sale Price		\$245,100	\$222,000	\$238,900	\$213,600
Comparable Estimate	\$234,500 (\$96.26/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	114.04-5-14	125.10-17-16	113.08-3-8	102.12-6-14	102.12-6-18	92.14-5-21
Owner	Engelhart, Robert E	Booker, Shawn	Donius, Michael P	Webb, Russell E	Bird, Stephen B	Elmore, Kristen Viola
Address	141 Strasmer Rd	54 Nancy Pl	25 Wells Ave	103 Zoerb Ave	119 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	220 2 Family Res
Neighborhood	123	126	122	110	110	111
School Code	143007	146801	143001	143001	143001	143002
Site No.	1	1	1	1	1	1
Land Size	100 x 910	57 x 112	50 x 120	50 x 145	51 x 142	75 x 105
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	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1947 / 0	1965 / 0	1966 / 0	1960 / 0	1957 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	1.7	1.7	1.7	1.7
Bedrooms	3	6	4	4	5	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1026	1088	1128	1216	980	1092
2nd Sty Area	0	1088	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 544	0 468	0 0	0 0	0 0
SFLA	1876	2176	1783	1768	1715	1911
Att/Det Gar Sqft	336 360	440	440	528	528	
Prior Land	\$34,700					
Prior Total	\$145,000					
Comp Land Estimate	\$45,200	\$18,900	\$16,400	\$17,200	\$17,200	\$16,000
Sale Date		12/12/2019	12/7/2018	6/10/2019	4/25/2019	11/1/2019
Sale Price		\$149,000	\$145,000	\$169,000	\$165,000	\$153,000
Time Adj Sale Price		\$151,000	\$153,200	\$174,700	\$171,600	\$155,600
TADJSP/SQFT		\$69.39	\$85.92	\$98.81	\$100.06	\$81.42
Total Adj Factors	\$115,400	\$104,000	\$84,800	\$81,900	\$80,100	\$84,600
Adjusted Sale Price		\$162,400	\$183,800	\$208,200	\$206,900	\$186,400
Comparable Estimate	\$189,500 (\$101.01/SFLA)					

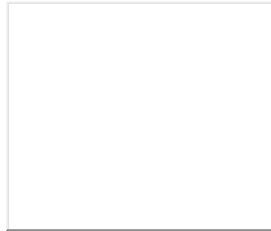
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-28	114.02-5-28	114.02-6-38	114.06-2-65	114.07-10-3
Owner	Velho, Micheal R	Velho, Micheal R	Witherspoon, Ronald	Bosch, Tyler	Buscher, Dawn
Address	146 Strasmer Rd	146 Strasmer Rd	104 Cromwell Dr	28 Deer Trl	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	143001
Site No.	1	1	1	1	1
Land Size	100 x 350	100 x 350	60 x 120	68 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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1975 / 0	1977 / 0	1974 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	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	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2
1st Sty Area	864	864	1406	1132	1726
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	352 0	276 0	365 0	0 0
SFLA	1216	1216	1682	1497	1726
Att/Det Gar Sqft					
Prior Land	\$34,400				
Prior Total	\$120,000				
Comp Land Estimate	\$41,500	\$41,500	\$24,000	\$25,900	\$24,000
Sale Date		7/23/2018	8/15/2019	4/28/2020	3/16/2018
Sale Price		\$215,000	\$180,000	\$211,000	\$210,000
Time Adj Sale Price		\$233,700	\$184,800	\$212,100	\$233,500
TADJSP/SQFT		\$192.19	\$109.87	\$141.68	\$135.28
Total Adj Factors	\$100,700	\$100,700	\$89,000	\$116,600	\$102,500
Adjusted Sale Price		\$233,700	\$196,500	\$196,200	\$231,700
Comparable Estimate	\$213,100 (\$175.25/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-5-29	114.12-1-7.112	114.02-5-11	114.02-4-42	115.05-13-27	114.07-9-14
Owner	Zmozynski, Ronald	Lounsbury, Joseph C	Kadish, Courtney N	Austin, Cheryl A	Liberti, Joseph M	Palermo, Salvatore
Address	150 Strasmer Rd	1316 Borden Rd	173 Messer Ave	1283 Borden Rd	11 Harvest Ln	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	111 x 350	110 x 319	100 x 332	100 x 337	72 x 100	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	1959 / 0	1954 / 0	1955 / 0	1960 / 0	1983 / 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 90	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1242	1314	1456	1152	1318	1358
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 240	0 0	0 400	0 0	0 0
SFLA	1242	1314	1456	1152	1318	1358
Att/Det Gar Sqft	484	440	832	400	440	504
Prior Land	\$36,500					
Prior Total	\$124,000					
Comp Land Estimate	\$44,000	\$43,600	\$41,400	\$41,400	\$24,500	\$29,400
Sale Date		8/12/2020	5/13/2019	8/7/2019	4/25/2020	8/12/2019
Sale Price		\$200,000	\$165,000	\$205,000	\$161,500	\$162,000
Time Adj Sale Price		\$200,000	\$171,100	\$210,500	\$162,300	\$166,300
TADJSP/SQFT		\$152.21	\$117.51	\$182.73	\$123.14	\$122.46
Total Adj Factors	\$101,000	\$107,900	\$102,300	\$112,300	\$97,100	\$96,700
Adjusted Sale Price		\$193,100	\$169,800	\$199,200	\$166,200	\$170,600
Comparable Estimate	\$179,800 (\$144.77/SFLA)					

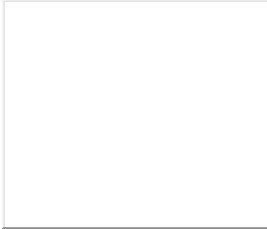
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-15	114.07-4-16	114.02-8-41	114.07-8-11	114.07-9-3
Owner	Petyk Jeffrey J & Kelly /	Diebold, Patrick W	Tyson, Cynthia	Trumble, Brett	Louie, Landon C
Address	151 Strasmer Rd	83 Old Stone Rd	15 Irondale Dr	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	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 909	85 x 130	75 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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1977 / 0	1978 / 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 No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	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	4 Full 0	3 Partial 0
1st Sty Area	1274	1089	971	884	994
2nd Sty Area	624	791	717	1066	986
Fin Bsmt/Fin Rec Rm	0 72	0 0	0 0	0 0	0 300
SFLA	1898	1880	1688	1950	1980
Att/Det Gar Sqft	440	456	420	286	380
Prior Land	\$34,700				
Prior Total	\$135,000				
Comp Land Estimate	\$45,200	\$31,200	\$28,700	\$28,300	\$28,600
					\$30,000
Sale Date		6/25/2018	1/22/2020	3/2/2018	8/6/2020
Sale Price		\$221,500	\$205,000	\$206,000	\$230,000
Time Adj Sale Price		\$242,200	\$207,100	\$229,000	\$230,000
TADJSP/SQFT		\$128.83	\$122.69	\$117.44	\$116.16
					\$101.40
Total Adj Factors	\$121,300	\$121,700	\$104,200	\$110,800	\$124,200
Adjusted Sale Price		\$241,800	\$224,200	\$239,500	\$227,100
					\$111,500
Comparable Estimate	\$232,000 (\$122.23/SFLA)				\$227,600

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-32	114.09-4-28	115.05-6-8	125.12-10-18	114.02-4-36
Owner	Abraszek, Louise A	Lawal, Wasii	Antonio, Kari A	Nasca, Patrick M	Hiller, Traci H
Address	164 Strasmer Rd	26 Park St	5162 Transit Rd	433 Borden Rd	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	127	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 350	42 x 150	40 x 214	50 x 200	100 x 337
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1926 / 0	1942 / 0	1932 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	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
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.0	1.0	1.5	1.5
Bedrooms	3	3	3	3	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	4 Full 0	2 Crawl 0
1st Sty Area	608	1114	940	520	738
2nd Sty Area	0	396	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1014	1510	940	676	1089
Att/Det Gar Sqft	384	440	405	308	200
Prior Land	\$34,400				
Prior Total	\$80,000				
Comp Land Estimate	\$41,500	\$18,600	\$19,600	\$21,200	\$41,400
Sale Date		10/23/2019	4/26/2019	8/10/2018	10/31/2019
Sale Price		\$133,500	\$135,000	\$119,900	\$143,000
Time Adj Sale Price		\$136,200	\$140,400	\$129,600	\$145,900
TADJSP/SQFT		\$90.20	\$149.36	\$191.72	\$133.98
Total Adj Factors	\$67,200	\$80,900	\$68,500	\$44,600	\$78,000
Adjusted Sale Price		\$122,500	\$139,100	\$152,200	\$135,100
Comparable Estimate	\$131,900 (\$130.08/SFLA)				\$32,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-16	114.02-5-11	114.12-1-7.112	114.02-4-8	114.02-6-7.1
Owner	Liss, Norbert J	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Faraj, Salam M
Address	165 Strasmer Rd	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 908	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	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	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/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 / 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
1st Sty Area	1500	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	1500	1456	1314	1676	1708
Att/Det Gar Sqft	440	832	440	572	529
Prior Land	\$34,700				
Prior Total	\$136,000				
Comp Land Estimate	\$45,200	\$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	\$104,700	\$102,300	\$107,900	\$131,200	\$121,000
Adjusted Sale Price		\$173,500	\$196,800	\$170,500	\$172,900
Comparable Estimate	\$176,700 (\$117.8/SFLA)				\$97,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-31	114.07-6-12	114.02-8-41	114.07-4-16	114.07-8-11
Owner	Piekarski, Dennis A	Abdulla, Abdulhafed M	Tyson, Cynthia	Diebold, Patrick W	Trumble, Brett
Address	166 Strasmer Rd	35 Honorine Dr	15 Irondale 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	143001	143007	143001	143001
Site No.	1	1	1	1	1
Land Size	100 x 350	80 x 130	75 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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1978 / 0	1975 / 0	1978 / 0	1977 / 0	1974 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air 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	4	3	3	4
Full/Half Baths	1 / 1	2 / 1	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	1164	1188	971	1089	884
2nd Sty Area	944	960	717	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2108	2148	1688	1880	1950
Att/Det Gar Sqft	528	230	420	456	286
Prior Land	\$34,400				
Prior Total	\$175,000				
Comp Land Estimate	\$41,500	\$30,000	\$28,700	\$31,200	\$28,300
Sale Date		12/3/2019	1/22/2020	6/25/2018	3/2/2018
Sale Price		\$214,900	\$205,000	\$221,500	\$206,000
Time Adj Sale Price		\$217,800	\$207,100	\$242,200	\$229,000
TADJSP/SQFT		\$101.40	\$122.69	\$128.83	\$117.44
Total Adj Factors	\$153,000	\$111,500	\$104,200	\$121,700	\$110,800
Adjusted Sale Price		\$259,300	\$255,900	\$273,500	\$271,200
Comparable Estimate	\$263,700 (\$125.09/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-30	114.02-4-36	114.11-2-1	115.05-4-8	114.16-5-25.1
Owner	Zmozynski, Derek	Hiller, Traci H	Robson, Mark	Krygier, Andrew	Reynolds, Corey
Address	168 Strasmer 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	111 x 350	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	1953 / 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	1 / 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 / 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	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	1280	1089	1585	1620	1210
Att/Det Gar Sqft	420	200	220	520	832
Prior Land	\$36,500				
Prior Total	\$115,000				
Comp Land Estimate	\$44,000	\$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	\$90,300	\$78,000	\$54,100	\$122,700	\$94,200
Adjusted Sale Price		\$158,200	\$166,600	\$189,700	\$151,600
Comparable Estimate	\$169,700 (\$132.58/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-17	114.02-4-8	114.02-6-7.1	114.02-5-11	114.12-1-7.112
Owner	Lisosky, Emilia	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Lounsbury, Joseph C
Address	169 Strasmer 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	143007
Site No.	1	1	1	1	1
Land Size	120 x 900	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 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	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	1649	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	1649	1676	1708	1456	1314
Att/Det Gar Sqft	483	572	529	832	440
Prior Land	\$38,500				
Prior Total	\$143,900				
Comp Land Estimate	\$50,100	\$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	\$131,300	\$131,200	\$121,000	\$102,300	\$107,900
Adjusted Sale Price		\$197,100	\$199,500	\$200,100	\$223,400
Comparable Estimate	\$203,300 (\$123.29/SFLA)				\$97,100 \$196,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-33	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Calorico Richard M &	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	170 Strasmer Rd	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 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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 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	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	680	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	1142	1089	1620	1585	1210
Att/Det Gar Sqft	528	200	520	220	832
Prior Land	\$34,400				
Prior Total	\$112,000				
Comp Land Estimate	\$41,500	\$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	\$85,800	\$78,000	\$122,700	\$54,100	\$94,200
Adjusted Sale Price		\$153,700	\$185,200	\$162,100	\$147,100
Comparable Estimate	\$165,200 (\$144.66/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-34	114.02-6-7.1	114.02-4-8	114.07-3-20.1	114.02-5-11
Owner	Trombetto, Gina A	Faraj, Salam M	Jezewicz, Kim M	Hemenway, Charles R	Kadish, Courtney N
Address	176 Strasmer Rd	16 Cromwell Dr	156 Messer Ave	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	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 350	70 x 160	100 x 325	100 x 522	100 x 332
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	01 Wood	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1976 / 0	1973 / 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	3 Hot wtr/stm 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	2 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	2 / 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	2283	1708	1676	2450	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	2283	1708	1676	2450	1456
Att/Det Gar Sqft	572	529	572	600	832
Prior Land	\$34,400				
Prior Total	\$185,000				
Comp Land Estimate	\$41,500	\$30,100	\$41,400	\$42,700	\$41,400
Sale Date		10/10/2018	1/14/2020	12/20/2018	5/13/2019
Sale Price		\$177,000	\$195,000	\$330,000	\$165,000
Time Adj Sale Price		\$189,200	\$197,000	\$348,700	\$171,100
TADJSP/SQFT		\$110.77	\$117.54	\$142.33	\$117.51
Total Adj Factors	\$167,700	\$121,000	\$131,200	\$250,100	\$102,300
Adjusted Sale Price		\$235,900	\$233,500	\$266,300	\$236,500
Comparable Estimate	\$241,000 (\$105.56/SFLA)				\$97,100

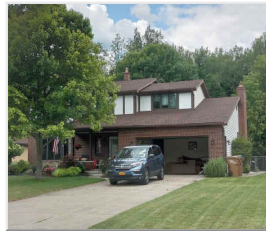
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-5-35	114.02-6-7.1	114.02-4-8	114.02-5-11	114.12-1-7.112
Owner	Kozminski David M	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Lounsbury, Joseph C
Address	182 Strasmer Rd	16 Cromwell Dr	156 Messer Ave	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 350	70 x 160	100 x 325	100 x 332	110 x 319
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	1966 / 0	1976 / 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 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 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	2 / 1	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	1780	1708	1676	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	1780	1708	1676	1456	1314
Att/Det Gar Sqft	1,750	529	572	832	440
Prior Land	\$34,400				
Prior Total	\$170,000				
Comp Land Estimate	\$41,500	\$30,100	\$41,400	\$41,400	\$43,600
Sale Date		10/10/2018	1/14/2020	5/13/2019	8/12/2020
Sale Price		\$177,000	\$195,000	\$165,000	\$200,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$200,000
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$152.21
Total Adj Factors	\$151,600	\$121,000	\$131,200	\$102,300	\$107,900
Adjusted Sale Price		\$219,800	\$217,400	\$220,400	\$243,700
Comparable Estimate	\$223,600 (\$125.62/SFLA)				\$97,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-19	114.02-6-7.1	114.02-4-8	114.02-5-11	114.12-1-7.112	114.07-8-8
Owner	Palczewski, Francis	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Lounsbury, Joseph C	Schmidt, Adam J
Address	199 Strasmer Rd	16 Cromwell Dr	156 Messer Ave	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	120 x 902	70 x 160	100 x 325	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	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1976 / 0	1973 / 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 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 / 1	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	1820	1708	1676	1456	1314	1681
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 240	0 0
SFLA	1820	1708	1676	1456	1314	1681
Att/Det Gar Sqft	420	529	572	832	440	462
Prior Land	\$39,400					
Prior Total	\$160,000					
Comp Land Estimate	\$50,100	\$30,100	\$41,400	\$41,400	\$43,600	\$26,700
Sale Date		10/10/2018	1/14/2020	5/13/2019	8/12/2020	1/23/2018
Sale Price		\$177,000	\$195,000	\$165,000	\$200,000	\$220,000
Time Adj Sale Price		\$189,200	\$197,000	\$171,100	\$200,000	\$247,300
TADJSP/SQFT		\$110.77	\$117.54	\$117.51	\$152.21	\$147.11
Total Adj Factors	\$139,400	\$121,000	\$131,200	\$102,300	\$107,900	\$142,200
Adjusted Sale Price		\$207,600	\$205,200	\$208,200	\$231,500	\$244,500
Comparable Estimate	\$219,400 (\$120.55/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-5-36	114.02-5-11	114.12-1-7.112	114.02-4-8	115.05-13-27	114.02-6-7.1
Owner	Kent Timothy D	Kadish, Courtney N	Lounsbury, Joseph C	Jezewicz, Kim M	Liberti, Joseph M	Faraj, Salam M
Address	204 Strasmer Rd	173 Messer Ave	1316 Borden Rd	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	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	108 x 350	100 x 332	110 x 319	100 x 325	72 x 100	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	1983 / 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/stm 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	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	1440	1456	1314	1676	1318	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	1440	1456	1314	1676	1318	1708
Att/Det Gar Sqft	861	832	440	572	440	529
Prior Land	\$36,000					
Prior Total	\$128,000					
Comp Land Estimate	\$43,400	\$41,400	\$43,600	\$41,400	\$24,500	\$30,100
Sale Date		5/13/2019	8/12/2020	1/14/2020	4/25/2020	10/10/2018
Sale Price		\$165,000	\$200,000	\$195,000	\$161,500	\$177,000
Time Adj Sale Price		\$171,100	\$200,000	\$197,000	\$162,300	\$189,200
TADJSP/SQFT		\$117.51	\$152.21	\$117.54	\$123.14	\$110.77
Total Adj Factors	\$106,900	\$102,300	\$107,900	\$131,200	\$97,100	\$121,000
Adjusted Sale Price		\$175,700	\$199,000	\$172,700	\$172,100	\$175,100
Comparable Estimate	\$178,900 (\$124.24/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-20	115.05-7-5	114.08-1-20	114.02-4-48	114.20-3-31
Owner	Zawodzinski, Frank P	Corbi, Joseph	Hernandez, Richard G	Hawthorne-Greer, Keris	Singh Saini, Tarunvir
Address	211 Strasmer Rd	1580 Como Park Blvd	19 Felber Ln	1339 Borden Rd	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	123	127
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	120 x 900	113 x 222	80 x 191	75 x 181	50 x 145
Building Style	01 Ranch	01 Ranch	03 Split level	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1963 / 0	1988 / 0	1971 / 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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / Y	0 / N	0 / N
Stories	1.0	1.0	1.0	2.0	2.0
Bedrooms	4	4	5	6	6
Full/Half Baths	2 / 1	3 / 1	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 2	4 Full 0	3 Partial 0
1st Sty Area	2884	3160	2588	1149	1066
2nd Sty Area	0	0	0	1134	1443
Fin Bsmt/Fin Rec Rm	0 0	0 0	250 0	0 0	0 0
SFLA	2884	3160	2838	2283	2509
Att/Det Gar Sqft	400	528		520	484
Prior Land	\$38,500				
Prior Total	\$200,000				
Comp Land Estimate	\$50,100	\$43,100	\$34,600	\$32,600	\$17,100
Sale Date		9/13/2019	6/26/2020	7/19/2018	8/10/2018
Sale Price		\$220,000	\$236,000	\$250,000	\$166,200
Time Adj Sale Price		\$225,200	\$236,400	\$271,800	\$179,700
TADJSP/SQFT		\$71.27	\$83.30	\$119.05	\$71.62
Total Adj Factors	\$207,000	\$176,800	\$153,600	\$134,300	\$108,600
Adjusted Sale Price		\$255,400	\$289,800	\$344,500	\$278,100
Comparable Estimate	\$289,100 (\$100.24/SFLA)				\$100,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-31	114.02-4-25	114.16-6-12	114.07-5-1	114.16-7-7
Owner	Kosobucki, Carmela	Strayer, Kaleb	Konst, Jeremy	DeGeorge, Bilyana	Skonecki, John M
Address	212 Strasmer Rd	10 Strasmer Rd	27 Brookedge Rd	48 Old Stone 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	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 350	179 x 168	100 x 200	90 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	1956 / 0	1984 / 0	1975 / 0	1974 / 0	1972 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / N	1 / N
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	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1398	1722	1559	1143	1146
2nd Sty Area	1158	648	1123	1192	1176
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0
SFLA	2556	2670	2682	2335	2322
Att/Det Gar Sqft	220	576	528	528	484
Prior Land	\$34,400				
Prior Total	\$193,000				
Comp Land Estimate	\$41,500	\$50,800	\$39,900	\$32,100	\$48,000
Sale Date		9/30/2019	6/4/2018	8/7/2020	8/2/2019
Sale Price		\$264,800	\$295,000	\$254,000	\$295,000
Time Adj Sale Price		\$271,000	\$322,500	\$254,000	\$302,900
TADJSP/SQFT		\$101.50	\$120.25	\$108.78	\$130.45
Total Adj Factors	\$139,800	\$167,700	\$207,000	\$142,400	\$166,500
Adjusted Sale Price		\$243,100	\$255,300	\$251,400	\$276,200
Comparable Estimate	\$259,600 (\$101.56/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-21	114.07-3-20.1	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27
Owner	DiPizio, Joseph M	Hemenway, Charles R	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M
Address	217 Strasmer Rd	34 Ely Rd	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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	137 x 900	100 x 522	70 x 160	100 x 325	100 x 332	72 x 100
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	1976 / 0	1976 / 0	1976 / 0	1973 / 0	1955 / 0	1983 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	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	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	2 / N	1 / N	0 / 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	1 / 1	2 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	3192	2450	1708	1676	1456	1318
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	3192	2450	1708	1676	1456	1318
Att/Det Gar Sqft	624 9,836	600	529	572	832	440
Prior Land	\$41,900					
Prior Total	\$250,000					
Comp Land Estimate	\$53,100	\$42,700	\$30,100	\$41,400	\$41,400	\$24,500
Sale Date		12/20/2018	10/10/2018	1/14/2020	5/13/2019	4/25/2020
Sale Price		\$330,000	\$177,000	\$195,000	\$165,000	\$161,500
Time Adj Sale Price		\$348,700	\$189,200	\$197,000	\$171,100	\$162,300
TADJSP/SQFT		\$142.33	\$110.77	\$117.54	\$117.51	\$123.14
Total Adj Factors	\$332,100	\$250,100	\$121,000	\$131,200	\$102,300	\$97,100
Adjusted Sale Price		\$430,700	\$400,300	\$397,900	\$400,900	\$397,300
Comparable Estimate	\$405,400 (\$127.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-22.1	114.06-4-14	115.05-6-8	115.05-4-9	114.02-5-28
Owner	Little, Elizabeth	Darnley, David J	Antonio, Kari A	Saj, Adrienne	Velho, Micheal R
Address	221 Strasmer Rd	94 Bellevue Ave	5162 Transit Rd	56 Park Ave	146 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	143001	143007	143007	143001
Site No.	2	1	1	1	1
Land Size	45 x 496	60 x 119	40 x 214	50 x 112	100 x 350
Building Style	09 Cottage	09 Cottage	01 Ranch	02 Raised ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1863 / 0	1942 / 0	1972 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	D Economy	D Economy 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 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	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	2 Crawl 0	3 Partial 0	4 Full 1	3 Partial 2
1st Sty Area	812	840	940	924	864
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	352 0
SFLA	812	840	940	924	1216
Att/Det Gar Sqft			405		
Prior Land	\$57,300				
Prior Total	\$157,700				
Comp Land Estimate	\$11,700	\$23,900	\$19,600	\$19,400	\$41,500
Sale Date		3/25/2019	4/26/2019	8/17/2018	7/23/2018
Sale Price		\$70,300	\$135,000	\$150,555	\$215,000
Time Adj Sale Price		\$73,400	\$140,400	\$162,800	\$233,700
TADJSP/SQFT		\$87.38	\$149.36	\$176.19	\$192.19
Total Adj Factors	\$6,700	\$15,400	\$68,500	\$60,900	\$100,700
Adjusted Sale Price		\$64,700	\$78,600	\$108,600	\$139,700
Comparable Estimate	\$95,600 (\$117.73/SFLA)				\$87,100

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-22.1	114.02-5-11	114.02-4-8	114.02-6-7.1	114.12-1-7.112
Owner	Little, Elizabeth	Kadish, Courtney N	Jezewicz, Kim M	Faraj, Salam M	Lounsbury, Joseph C
Address	221 Strasmer Rd	173 Messer Ave	156 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	149 x 400	100 x 332	100 x 325	70 x 160	110 x 319
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	1967 / 0	1955 / 0	1973 / 0	1976 / 0	1954 / 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 Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1496	1456	1676	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	1496	1456	1676	1708	1314
Att/Det Gar Sqft	528	832	572	529	440
Prior Land	\$57,300				
Prior Total	\$157,700				
Comp Land Estimate	\$51,400	\$41,400	\$41,400	\$30,100	\$43,600
					\$24,500
Sale Date		5/13/2019	1/14/2020	10/10/2018	8/12/2020
Sale Price		\$165,000	\$195,000	\$177,000	\$200,000
Time Adj Sale Price		\$171,100	\$197,000	\$189,200	\$200,000
TADJSP/SQFT		\$117.51	\$117.54	\$110.77	\$152.21
					\$123.14
Total Adj Factors	\$82,700	\$102,300	\$131,200	\$121,000	\$107,900
Adjusted Sale Price		\$151,500	\$148,500	\$150,900	\$174,800
					\$97,100
Comparable Estimate	\$154,700 (\$103.41/SFLA)				\$147,900

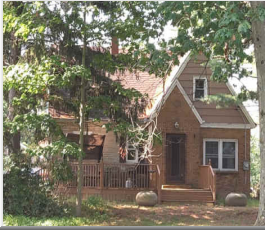
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-30	114.07-6-12	114.02-4-25	114.07-5-1	114.16-7-7
Owner	Taft, Randal	Abdulla, Abdulhafed M	Strayer, Kaleb	DeGeorge, Bilyana	Skonecki, John M
Address	222 Strasmer Rd	35 Honorine Dr	10 Strasmer Rd	48 Old Stone 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	143007	143001	143007	143007	143007
Site No.	2	1	1	1	1
Land Size	.50	80 x 130	179 x 168	90 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	04 Composition
Year Built/Eff Yr Built	2000 / 0	1975 / 0	1984 / 0	1974 / 0	1978 / 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	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	3
Full/Half Baths	1 / 0	2 / 1	3 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1110	1188	1722	1143	971
2nd Sty Area	1110	960	648	1192	717
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2220	2148	2670	2335	1688
Att/Det Gar Sqft		230	576	528	420
Prior Land	\$34,700				
Prior Total	\$195,050				
Comp Land Estimate	\$18,200	\$30,000	\$50,800	\$32,100	\$28,700
Sale Date		12/3/2019	9/30/2019	8/7/2020	1/22/2020
Sale Price		\$214,900	\$264,800	\$254,000	\$205,000
Time Adj Sale Price		\$217,800	\$271,000	\$254,000	\$207,100
TADJSP/SQFT		\$101.40	\$101.50	\$108.78	\$122.69
Total Adj Factors	\$53,500	\$111,500	\$167,700	\$142,400	\$104,200
Adjusted Sale Price		\$159,800	\$156,800	\$165,100	\$156,400
Comparable Estimate	\$165,600 (\$74.59/SFLA)				

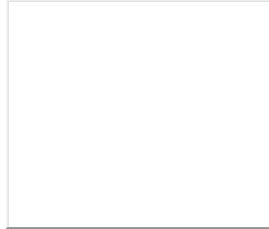
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-30	115.05-4-8	114.11-2-1	114.02-4-36	114.16-5-25.1
Owner	Taft, Randal	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Reynolds, Corey
Address	222 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	1221 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	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	1.00	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	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1952 / 0	1950 / 0	1946 / 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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	4	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	2 Crawl 0	3 Partial 0
1st Sty Area	837	1080	906	738	820
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 0
SFLA	1464	1620	1585	1089	1210
Att/Det Gar Sqft		520	220	200	832
Prior Land	\$34,700				
Prior Total	\$195,050				
Comp Land Estimate	\$51,400	\$26,700	\$41,900	\$41,400	\$32,900
Sale Date		5/3/2018	8/28/2019	10/31/2019	1/21/2020
Sale Price		\$202,000	\$127,000	\$143,000	\$154,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$155,500
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$128.51
Total Adj Factors	\$99,100	\$122,700	\$54,100	\$78,000	\$94,200
Adjusted Sale Price		\$198,500	\$175,400	\$167,000	\$160,400
Comparable Estimate	\$173,800 (\$118.72/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-10-29	115.05-4-8	114.11-2-1	114.02-4-36	114.02-9-26	114.02-6-38
Owner	Domino, Matthew T	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Walker, Jonathan E	Witherspoon, Ronald
Address	236 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	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	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	100 x 653	75 x 112	100 x 400	100 x 337	70 x 136	60 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	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	1955 / 0	1952 / 0	1950 / 0	1977 / 0	1975 / 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 90
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	4	4	3	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 2	4 Full 2
1st Sty Area	938	1080	906	738	1254	1406
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	525 0	276 0
SFLA	1702	1620	1585	1089	1779	1682
Att/Det Gar Sqft	528	520	220	200		
Prior Land	\$34,700					
Prior Total	\$145,000					
Comp Land Estimate	\$43,500	\$26,700	\$41,900	\$41,400	\$28,100	\$24,000
Sale Date		5/3/2018	8/28/2019	10/31/2019	11/2/2020	8/15/2019
Sale Price		\$202,000	\$127,000	\$143,000	\$230,000	\$180,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$230,000	\$184,800
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$129.29	\$109.87
Total Adj Factors	\$116,700	\$122,700	\$54,100	\$78,000	\$110,300	\$89,000
Adjusted Sale Price		\$216,100	\$193,000	\$184,600	\$236,400	\$212,500
Comparable Estimate	\$208,500 (\$122.5/SFLA)					

	<u>Subject</u>	<u>Comp 1</u>	<u>Comp 2</u>	<u>Comp 3</u>	<u>Comp 4</u>	<u>Comp 5</u>
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-10-28	115.05-13-27	115.05-6-8	114.07-10-1	114.02-4-42	114.12-1-7.112
Owner	Urbanski, Stanley W	Liberti, Joseph M	Antonio, Kari A	Iannello, Matthew	Austin, Cheryl A	Lounsbury, Joseph C
Address	240 Strasmer Rd	11 Harvest Ln	5162 Transit Rd	51 Wyndmoor Ct	1283 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	123	123
School Code	143007	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 653	72 x 100	40 x 214	106 x 108	100 x 337	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1998 / 0	1983 / 0	1942 / 0	1976 / 0	1960 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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 / 1	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	906	1318	940	1040	1152	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 350	0 400	0 240
SFLA	906	1318	940	1040	1152	1314
Att/Det Gar Sqft	600	440	405	308	400	440
Prior Land	\$34,700					
Prior Total	\$112,000					
Comp Land Estimate	\$43,500	\$24,500	\$19,600	\$32,100	\$41,400	\$43,600
Sale Date		4/25/2020	4/26/2019	2/27/2020	8/7/2019	8/12/2020
Sale Price		\$161,500	\$135,000	\$165,500	\$205,000	\$200,000
Time Adj Sale Price		\$162,300	\$140,400	\$166,900	\$210,500	\$200,000
TADJSP/SQFT		\$123.14	\$149.36	\$160.48	\$182.73	\$152.21
Total Adj Factors	\$89,300	\$97,100	\$68,500	\$87,100	\$112,300	\$107,900
Adjusted Sale Price		\$154,500	\$161,200	\$169,100	\$187,500	\$181,400
Comparable Estimate	\$170,700 (\$188.41/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-23.1	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1
Owner	Croce, Martin	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey
Address	241 Strasmer Rd	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	123	127
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	196 x 896	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	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 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 No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5
Bedrooms	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	856	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	856	1089	1620	1585	1210
Att/Det Gar Sqft	400	200	520	220	832
Prior Land	\$53,700				
Prior Total	\$98,000				
Comp Land Estimate	\$63,700	\$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	\$85,400	\$78,000	\$122,700	\$54,100	\$68,500
Adjusted Sale Price		\$153,300	\$184,800	\$161,700	\$146,700
Comparable Estimate	\$160,800 (\$187.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-27	114.07-5-1	114.16-7-7	114.07-6-12	114.02-4-25
Owner	Domino, Christopher T	DeGeorge, Bilyana	Skonecki, John M	Abdulla, Abdulhafed M	Strayer, Kaleb
Address	254 Strasmer Rd	48 Old Stone Rd	11 Beaverbrook Ct	35 Honorine Dr	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	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 653	90 x 130	147 x 193	80 x 130	179 x 168
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	1965 / 0	1974 / 0	1972 / 0	1975 / 0	1984 / 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 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	4	5
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1439	1143	1146	1188	1722
2nd Sty Area	810	1192	1176	960	648
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0
SFLA	2249	2335	2322	2148	2670
Att/Det Gar Sqft	312	528	484	230	576
Prior Land	\$34,700				
Prior Total	\$203,000				
Comp Land Estimate	\$43,500	\$32,100	\$48,000	\$30,000	\$50,800
Sale Date		8/7/2020	8/2/2019	12/3/2019	9/30/2019
Sale Price		\$254,000	\$295,000	\$214,900	\$264,800
Time Adj Sale Price		\$254,000	\$302,900	\$217,800	\$271,000
TADJSP/SQFT		\$108.78	\$130.45	\$101.40	\$101.50
Total Adj Factors	\$148,900	\$142,400	\$166,500	\$111,500	\$167,700
Adjusted Sale Price		\$260,500	\$285,300	\$255,200	\$252,200
Comparable Estimate	\$261,000 (\$116.05/SFLA)				\$104,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-24	114.12-1-7.112	114.02-5-11	115.05-13-27	114.02-4-42
Owner	Poslinski, Mathew	Lounsbury, Joseph C	Kadish, Courtney N	Liberti, Joseph M	Austin, Cheryl A
Address	257 Strasmer Rd	1316 Borden Rd	173 Messer Ave	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
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	120 x 611	110 x 319	100 x 332	72 x 100	100 x 337
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	1956 / 0	1954 / 0	1955 / 0	1983 / 0	1960 / 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 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
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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1294	1314	1456	1318	1152
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 400
SFLA	1294	1314	1456	1318	1152
Att/Det Gar Sqft	330 480	440	832	440	400
Prior Land	\$38,500				
Prior Total	\$132,000				
Comp Land Estimate	\$48,000	\$43,600	\$41,400	\$24,500	\$41,400
Sale Date		8/12/2020	5/13/2019	4/25/2020	8/7/2019
Sale Price		\$200,000	\$165,000	\$161,500	\$205,000
Time Adj Sale Price		\$200,000	\$171,100	\$162,300	\$210,500
TADJSP/SQFT		\$152.21	\$117.51	\$123.14	\$182.73
Total Adj Factors	\$113,300	\$107,900	\$102,300	\$97,100	\$112,300
Adjusted Sale Price		\$205,400	\$182,100	\$178,500	\$211,500
Comparable Estimate	\$192,100 (\$148.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-10-26	115.05-4-8	114.11-2-1	114.02-4-36	125.08-9-9	114.02-8-35
Owner	Zielinski, Francis P	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Sumpter, Brandon
Address	260 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	640 Borden 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	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 653	75 x 112	100 x 400	100 x 337	152 x 283	70 x 130
Building Style	04 Cape cod	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	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 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 No	3 Hot wtr/strm No	2 Hot air No	2 Hot air 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	1.5	1.5	1.7	1.5	1.7	1.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 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 0	4 Full 2
1st Sty Area	1138	1080	906	738	900	1836
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 0
SFLA	1954	1620	1585	1089	1575	1836
Att/Det Gar Sqft	240	520	220	200	780	
Prior Land	\$34,700					
Prior Total	\$143,000					
Comp Land Estimate	\$43,500	\$26,700	\$41,900	\$41,400	\$40,000	\$27,500
Sale Date		5/3/2018	8/28/2019	10/31/2019	2/2/2018	9/5/2019
Sale Price		\$202,000	\$127,000	\$143,000	\$178,981	\$235,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$200,100	\$240,500
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$127.05	\$130.99
Total Adj Factors	\$120,400	\$122,700	\$54,100	\$78,000	\$125,100	\$114,900
Adjusted Sale Price		\$219,800	\$196,700	\$188,300	\$195,400	\$246,000
Comparable Estimate	\$209,200 (\$107.06/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.04-5-25	114.02-4-25	114.07-5-1	114.16-7-7	114.07-6-12	114.16-6-12
Owner	Wnuk, Ronald J	Strayer, Kaleb	DeGeorge, Bilyana	Skonecki, John M	Abdulla, Abdulhafed M	Konst, Jeremy
Address	269 Strasmer Rd	10 Strasmer Rd	48 Old Stone Rd	11 Beaverbrook Ct	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	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1	1
Land Size	120 x 611	179 x 168	90 x 130	147 x 193	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	1937 / 1985	1984 / 0	1974 / 0	1972 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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 Yes	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	3	5	4	4	4	3
Full/Half Baths	2 / 0	3 / 0	2 / 1	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	4 Full 0
1st Sty Area	1560	1722	1143	1146	1188	1559
2nd Sty Area	832	648	1192	1176	960	1123
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 500
SFLA	2392	2670	2335	2322	2148	2682
Att/Det Gar Sqft	576	576	528	484	230	528
Prior Land	\$38,500					
Prior Total	\$175,000					
Comp Land Estimate	\$48,000	\$50,800	\$32,100	\$48,000	\$30,000	\$39,900
Sale Date		9/30/2019	8/7/2020	8/2/2019	12/3/2019	6/4/2018
Sale Price		\$264,800	\$254,000	\$295,000	\$214,900	\$295,000
Time Adj Sale Price		\$271,000	\$254,000	\$302,900	\$217,800	\$322,500
TADJSP/SQFT		\$101.50	\$108.78	\$130.45	\$101.40	\$120.25
Total Adj Factors	\$147,200	\$167,700	\$142,400	\$166,500	\$111,500	\$207,000
Adjusted Sale Price		\$250,500	\$258,800	\$283,600	\$253,500	\$262,700
Comparable Estimate	\$261,800 (\$109.45/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.02-10-25	115.05-4-8	114.11-2-1	114.02-4-36	114.02-9-26
Owner	McGill, Santana M	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Walker, Jonathan E
Address	270 Strasmer Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden 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	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	100 x 400	75 x 112	100 x 400	100 x 337	70 x 136
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	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1952 / 0	1950 / 0	1977 / 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	3 Hot wtr/stm Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / Y	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.0
Bedrooms	4	4	3	3	4
Full/Half Baths	3 / 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 2
1st Sty Area	1188	1080	906	738	1254
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 330	0 0	0 0	525 0
SFLA	1809	1620	1585	1089	1779
Att/Det Gar Sqft	570	520	220	200	
Prior Land	\$34,700				
Prior Total	\$179,000				
Comp Land Estimate	\$41,900	\$26,700	\$41,900	\$41,400	\$28,100
Sale Date		5/3/2018	8/28/2019	10/31/2019	11/2/2020
Sale Price		\$202,000	\$127,000	\$143,000	\$230,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$230,000
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$129.29
Total Adj Factors	\$136,200	\$122,700	\$54,100	\$78,000	\$110,300
Adjusted Sale Price		\$235,600	\$212,500	\$204,100	\$255,900
Comparable Estimate	\$234,000 (\$129.35/SFLA)				\$114,900

	<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	114.02-10-24	114.02-4-36	115.05-4-8	114.11-2-1	114.16-5-25.1	125.08-9-9
Owner	Curry Dale W	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Reynolds, Corey	Cushing, Wendy L
Address	280 Strasmer Rd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	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	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 300	100 x 337	75 x 112	100 x 400	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	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1950 / 0	1955 / 0	1952 / 0	1946 / 0	1943 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.7
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	2 Crawl 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	780	738	1080	906	820	900
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0	0 780
SFLA	1207	1089	1620	1585	1210	1575
Att/Det Gar Sqft	400	200	520	220	832	780
Prior Land	\$34,000					
Prior Total	\$103,000					
Comp Land Estimate	\$41,200	\$41,400	\$26,700	\$41,900	\$32,900	\$40,000
Sale Date		10/31/2019	5/3/2018	8/28/2019	1/21/2020	2/2/2018
Sale Price		\$143,000	\$202,000	\$127,000	\$154,000	\$178,981
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$155,500	\$200,100
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$128.51	\$127.05
Total Adj Factors	\$76,100	\$78,000	\$122,700	\$54,100	\$94,200	\$125,100
Adjusted Sale Price		\$144,000	\$175,500	\$152,400	\$137,400	\$151,100
Comparable Estimate	\$152,100 (\$126.01/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.04-5-26	114.09-4-28	115.05-6-8	103.17-1-28	125.12-10-18
Owner	Worobel, Renata E	Lawal, Wasiu	Antonio, Kari A	Izydorczak, Eugene	Nasca, Patrick M
Address	285 Strasmer Rd	26 Park St	5162 Transit Rd	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	123	127
School Code	143007	143001	143007	143001	143007
Site No.	1	1	1	1	1
Land Size	100 x 300	42 x 150	40 x 214	65 x 530	50 x 200
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1927 / 0	1926 / 0	1942 / 0	1937 / 0	1932 / 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 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 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	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0
1st Sty Area	1000	1114	940	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	1150	1510	940	1680	676
Att/Det Gar Sqft	600	440	405	672	308
Prior Land	\$34,000				
Prior Total	\$90,000				
Comp Land Estimate	\$41,200	\$18,600	\$19,600	\$32,900	\$21,200
Sale Date		10/23/2019	4/26/2019	1/28/2019	8/10/2018
Sale Price		\$133,500	\$135,000	\$70,000	\$119,900
Time Adj Sale Price		\$136,200	\$140,400	\$73,500	\$129,600
TADJSP/SQFT		\$90.20	\$149.36	\$43.75	\$191.72
Total Adj Factors	\$72,200	\$80,900	\$68,500	\$30,300	\$44,600
Adjusted Sale Price		\$127,500	\$144,100	\$115,400	\$157,200
Comparable Estimate	\$141,700 (\$123.22/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.02-10-15.2	114.09-4-28	115.05-6-8	103.17-1-28	114.12-1-7.112	114.02-4-36
Owner	Miller, Dana A	Lawal, Wasu	Antonio, Kari A	Izydorczak, Eugene	Lounsbury, Joseph C	Hiller, Traci H
Address	5066 Transit Rd	26 Park St	5162 Transit Rd	3821 Broadway St	1316 Borden Rd	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	123	123	123	123
School Code	143007	143001	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	1.15	42 x 150	40 x 214	65 x 530	110 x 319	100 x 337
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1926 / 0	1942 / 0	1937 / 0	1954 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 90	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	2.0	1.0	2.0	1.0	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	2 Crawl 0
1st Sty Area	1120	1114	940	840	1314	738
2nd Sty Area	0	396	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1120	1510	940	1680	1314	1089
Att/Det Gar Sqft		440	405	672	440	200
Prior Land	\$53,200					
Prior Total	\$88,000					
Comp Land Estimate	\$53,300	\$18,600	\$19,600	\$32,900	\$43,600	\$41,400
Sale Date		10/23/2019	4/26/2019	1/28/2019	8/12/2020	10/31/2019
Sale Price		\$133,500	\$135,000	\$70,000	\$200,000	\$143,000
Time Adj Sale Price		\$136,200	\$140,400	\$73,500	\$200,000	\$145,900
TADJSP/SQFT		\$90.20	\$149.36	\$43.75	\$152.21	\$133.98
Total Adj Factors	\$65,500	\$80,900	\$68,500	\$30,300	\$107,900	\$78,000
Adjusted Sale Price		\$120,800	\$137,400	\$108,700	\$157,600	\$133,400
Comparable Estimate	\$131,600 (\$117.5/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-22.1	114.02-6-7.1	114.02-4-8	115.05-13-27	114.12-1-7.112
Owner	Bialecki Edward J Jr.	Faraj, Salam M	Jezewicz, Kim M	Liberti, Joseph M	Kadish, Courtney N
Address	5130 Transit Rd	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	143007
Site No.	1	1	1	1	1
Land Size	50 x 236	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	01 Wood	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1972 / 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 No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / Y	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 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1629	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	1629	1708	1676	1318	1456
Att/Det Gar Sqft	1,152	529	572	440	832
Prior Land	\$19,200				
Prior Total	\$134,400				
Comp Land Estimate	\$24,800	\$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	\$123,300	\$121,000	\$131,200	\$97,100	\$102,300
Adjusted Sale Price		\$191,500	\$189,100	\$188,500	\$192,100
Comparable Estimate	\$195,300 (\$119.89/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-16.1	103.17-1-28	114.09-4-28	115.05-6-8	115.05-4-9
Owner	Weig, Julie Ann	Izydorczak, Eugene	Lawal, Wasiu	Antonio, Kari A	Saj, Adrianne
Address	5140 Transit Rd	3821 Broadway St	26 Park St	5162 Transit Rd	56 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	143007	143007
Site No.	1	1	1	1	1
Land Size	60 x 214	65 x 530	42 x 150	40 x 214	50 x 112
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	02 Raised ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1927 / 0	1937 / 0	1926 / 0	1942 / 0	1972 / 0
Condition	2 Fair	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	2.0	2.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 1
1st Sty Area	940	840	1114	940	924
2nd Sty Area	0	840	396	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	940	1680	1510	940	924
Att/Det Gar Sqft	660	672	440	405	200
Prior Land	\$26,700				
Prior Total	\$55,000				
Comp Land Estimate	\$29,400	\$32,900	\$18,600	\$19,600	\$41,400
Sale Date		1/28/2019	10/23/2019	4/26/2019	8/17/2018
Sale Price		\$70,000	\$133,500	\$135,000	\$150,555
Time Adj Sale Price		\$73,500	\$136,200	\$140,400	\$162,800
TADJSP/SQFT		\$43.75	\$90.20	\$149.36	\$176.19
Total Adj Factors	\$33,300	\$30,300	\$80,900	\$68,500	\$78,000
Adjusted Sale Price		\$76,500	\$88,600	\$105,200	\$135,200
Comparable Estimate	\$101,300 (\$107.77/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-15	115.05-4-8	114.11-2-1	114.02-4-36	125.08-9-9
Owner	Jakubowski, Dennis D	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Cushing, Wendy L
Address	5144 Transit Rd	60 Park Ave	1221 Como Park Blvd	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	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	90 x 214	75 x 112	100 x 400	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	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1955 / 0	1952 / 0	1950 / 0	1943 / 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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.7	1.5	1.7	1.5	1.7
Bedrooms	3	4	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	2 Crawl 0	4 Full 0
1st Sty Area	923	1080	906	738	900
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 366	0 330	0 0	0 0	0 780
SFLA	1615	1620	1585	1089	1575
Att/Det Gar Sqft	484	520	220	200	780
Prior Land	\$31,300				
Prior Total	\$120,000				
Comp Land Estimate	\$37,900	\$26,700	\$41,900	\$41,400	\$40,000
Sale Date		5/3/2018	8/28/2019	10/31/2019	2/2/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$178,981
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$200,100
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$127.05
Total Adj Factors	\$108,800	\$122,700	\$54,100	\$78,000	\$125,100
Adjusted Sale Price		\$208,200	\$185,100	\$176,700	\$183,800
Comparable Estimate	\$186,300 (\$115.36/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-14	114.09-4-28	103.17-1-28	114.02-5-11	114.12-1-7.112	115.05-13-27
Owner	Jaskier, Krista M	Lawal, Wasii	Izydorczak, Eugene	Kadish, Courtney N	Lounsbury, Joseph C	Liberti, Joseph M
Address	5146 Transit Rd	26 Park St	3821 Broadway St	173 Messer Ave	1316 Borden 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	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	60 x 214	42 x 150	65 x 530	100 x 332	110 x 319	72 x 100
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1926 / 0	1937 / 0	1955 / 0	1954 / 0	1983 / 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 No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.5	2.0	2.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1418	1114	840	1456	1314	1318
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1418	1510	1680	1456	1314	1318
Att/Det Gar Sqft		672	440		672	440
Prior Land	\$22,900					
Prior Total	\$90,000					
Comp Land Estimate	\$29,400	\$18,600	\$32,900	\$41,400	\$43,600	\$24,500
Sale Date		10/23/2019	1/28/2019	5/13/2019	8/12/2020	4/25/2020
Sale Price		\$133,500	\$70,000	\$165,000	\$200,000	\$161,500
Time Adj Sale Price		\$136,200	\$73,500	\$171,100	\$200,000	\$162,300
TADJSP/SQFT		\$90.20	\$43.75	\$117.51	\$152.21	\$123.14
Total Adj Factors	\$72,100	\$80,900	\$30,300	\$102,300	\$107,900	\$97,100
Adjusted Sale Price		\$127,400	\$115,300	\$140,900	\$164,200	\$137,300
Comparable Estimate	\$137,000 (\$96.61/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-12	115.05-4-8	114.11-2-1	114.02-4-36	114.02-6-22
Owner	Ciamaga, M Kenneth	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Nati, Andrew J
Address	5152 Transit Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden 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	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	30 x 214	75 x 112	100 x 400	100 x 337	71 x 122
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	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1952 / 0	1950 / 0	1975 / 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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / 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 / 1	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 2
1st Sty Area	1196	1080	906	738	1723
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	300 0
SFLA	2069	1620	1585	1089	2023
Att/Det Gar Sqft	576	520	220	200	
Prior Land	\$11,500				
Prior Total	\$120,000				
Comp Land Estimate	\$14,700	\$26,700	\$41,900	\$41,400	\$26,900
Sale Date		5/3/2018	8/28/2019	10/31/2019	9/11/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$222,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$238,600
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$117.94
Total Adj Factors	\$107,900	\$122,700	\$54,100	\$78,000	\$120,300
Adjusted Sale Price		\$207,300	\$184,200	\$175,800	\$226,200
Comparable Estimate	\$208,000 (\$100.53/SFLA)				\$111,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-9	114.09-4-28	115.05-6-8	103.17-1-28	114.12-1-7.112	115.05-13-27
Owner	Ciamaga, Kimberly M	Lawal, Wasii	Antonio, Kari A	Izydorczak, Eugene	Lounsbury, Joseph C	Liberti, Joseph M
Address	5158 Transit Rd	26 Park St	5162 Transit Rd	3821 Broadway St	1316 Borden 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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143001	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 214	42 x 150	40 x 214	65 x 530	110 x 319	72 x 100
Building Style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1926 / 0	1942 / 0	1937 / 0	1954 / 0	1983 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 90	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	0 / N	1 / N	1 / N	1 / N
Stories	1.3	2.0	1.0	2.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	962	1114	940	840	1314	1318
2nd Sty Area	0	396	0	840	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1137	1510	940	1680	1314	1318
Att/Det Gar Sqft	280	440	405	672	440	440
Prior Land	\$21,300					
Prior Total	\$50,000					
Comp Land Estimate	\$27,500	\$18,600	\$19,600	\$32,900	\$43,600	\$24,500
Sale Date		10/23/2019	4/26/2019	1/28/2019	8/12/2020	4/25/2020
Sale Price		\$133,500	\$135,000	\$70,000	\$200,000	\$161,500
Time Adj Sale Price		\$136,200	\$140,400	\$73,500	\$200,000	\$162,300
TADJSP/SQFT		\$90.20	\$149.36	\$43.75	\$152.21	\$123.14
Total Adj Factors	\$50,300	\$80,900	\$68,500	\$30,300	\$107,900	\$97,100
Adjusted Sale Price		\$105,600	\$122,200	\$93,500	\$142,400	\$115,500
Comparable Estimate	\$115,800 (\$101.85/SFLA)					

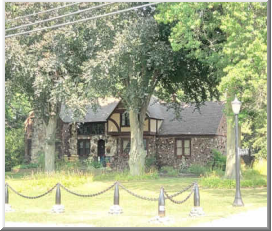
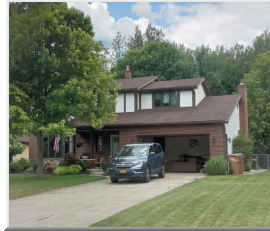


SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-8	115.05-6-8	114.12-1-7.112	115.05-13-27	114.02-5-11	114.02-4-42
Owner	Antonio Kari A	Antonio, Kari A	Lounsbury, Joseph C	Liberti, Joseph M	Kadish, Courtney N	Austin, Cheryl A
Address	5162 Transit Rd	5162 Transit Rd	1316 Borden Rd	11 Harvest Ln	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	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	40 x 214	40 x 214	110 x 319	72 x 100	100 x 332	100 x 337
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1942 / 0	1942 / 0	1954 / 0	1983 / 0	1955 / 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 100	C Average 90	C Average 110
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	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	940	940	1314	1318	1456	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 400
SFLA	940	940	1314	1318	1456	1152
Att/Det Gar Sqft	405	405	440	440	832	400
Prior Land	\$15,200					
Prior Total	\$60,000					
Comp Land Estimate	\$19,600	\$19,600	\$43,600	\$24,500	\$41,400	\$41,400
Sale Date		4/26/2019	8/12/2020	4/25/2020	5/13/2019	8/7/2019
Sale Price		\$135,000	\$200,000	\$161,500	\$165,000	\$205,000
Time Adj Sale Price		\$140,400	\$200,000	\$162,300	\$171,100	\$210,500
TADJSP/SQFT		\$149.36	\$152.21	\$123.14	\$117.51	\$182.73
Total Adj Factors	\$70,000	\$68,500	\$107,900	\$97,100	\$102,300	\$112,300
Adjusted Sale Price		\$141,900	\$162,100	\$135,200	\$138,800	\$168,200
Comparable Estimate	\$149,200 (\$158.72/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-7	114.09-4-28	103.17-1-28	114.02-5-11	114.12-1-7.112	115.05-6-8
Owner	Knickerbocker, Dale	Lawal, Wasii	Izydorczak, Eugene	Kadish, Courtney N	Lounsbury, Joseph C	Antonio, Kari A
Address	5164 Transit Rd	26 Park St	3821 Broadway St	173 Messer Ave	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	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	75 x 214	42 x 150	65 x 530	100 x 332	110 x 319	40 x 214
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1917 / 0	1926 / 0	1937 / 0	1955 / 0	1954 / 0	1942 / 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 No	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	880	1114	840	1456	1314	940
2nd Sty Area	560	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	1440	1510	1680	1456	1314	940
Att/Det Gar Sqft		352 440	672	832	440	405
Prior Land	\$28,500					
Prior Total	\$74,000					
Comp Land Estimate	\$33,900	\$18,600	\$32,900	\$41,400	\$43,600	\$19,600
Sale Date		10/23/2019	1/28/2019	5/13/2019	8/12/2020	4/26/2019
Sale Price		\$133,500	\$70,000	\$165,000	\$200,000	\$135,000
Time Adj Sale Price		\$136,200	\$73,500	\$171,100	\$200,000	\$140,400
TADJSP/SQFT		\$90.20	\$43.75	\$117.51	\$152.21	\$149.36
Total Adj Factors	\$72,400	\$80,900	\$30,300	\$102,300	\$107,900	\$68,500
Adjusted Sale Price		\$127,700	\$115,600	\$141,200	\$164,500	\$144,300
Comparable Estimate	\$138,700 (\$96.32/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-6	113.08-2-10.1	114.08-1-20	115.05-7-5	125.11-7-2
Owner	TDB Properties, LLC	Dolce, Jason R	Hernandez, Richard G	Corbi, Joseph	Dybalski, Robert J Jr
Address	5170 Transit Rd	160 Como Park Blvd	19 Felber Ln	1580 Como Park Blvd	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	123	123
School Code	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	142 x 214	80 x 110	80 x 191	113 x 222	100 x 215
Building Style	08 Old style	08 Old style	03 Split level	01 Ranch	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1832 / 0	1890 / 0	1963 / 0	1957 / 0	1853 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	1.0	1.0	1.3
Bedrooms	4	5	5	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	3 Partial 2	3 Partial 0	3 Partial 0
1st Sty Area	1404	1302	2588	3160	1560
2nd Sty Area	1368	1302	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	250 0	0 0	0 0
SFLA	2772	2604	2838	3160	1707
Att/Det Gar Sqft	528	672		528	
Prior Land	\$41,300				
Prior Total	\$130,000				
Comp Land Estimate	\$48,000	\$27,600	\$34,600	\$43,100	\$32,900
Sale Date		10/19/2020	6/26/2020	9/13/2019	1/23/2020
Sale Price		\$160,050	\$236,000	\$220,000	\$159,000
Time Adj Sale Price		\$160,100	\$236,400	\$225,200	\$160,600
TADJSP/SQFT		\$61.48	\$83.30	\$71.27	\$94.08
Total Adj Factors	\$120,300	\$95,400	\$153,600	\$176,800	\$80,000
Adjusted Sale Price		\$185,000	\$203,100	\$168,700	\$200,900
Comparable Estimate	\$188,100 (\$67.86/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	113.16-3-1.11	114.06-2-59	114.02-4-25	114.16-6-12	114.12-1-26.1
Owner	Donald G. Braun Irrev. T	Tran, Tam T	Strayer, Kaleb	Konst, Jeremy	Hepp, Christopher
Address	2643 Union Rd	4 Deer Trl	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	143001	143001	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	270 x 290	85 x 126	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1978 / 0	1984 / 0	1975 / 0	1979 / 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	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 / Y	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	3	4
Full/Half Baths	1 / 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	1658	1686	1722	1559	1640
2nd Sty Area	1092	1060	648	1123	1109
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 500	0 506
SFLA	2750	2746	2670	2682	2749
Att/Det Gar Sqft	400	418	576	528	400
Prior Land	\$67,300				
Prior Total	\$165,800				
Comp Land Estimate	\$70,000	\$30,700	\$50,800	\$39,900	\$37,200
Sale Date		5/14/2018	9/30/2019	6/4/2018	10/15/2018
Sale Price		\$227,000	\$264,800	\$295,000	\$310,000
Time Adj Sale Price		\$249,600	\$271,000	\$322,500	\$331,300
TADJSP/SQFT		\$90.90	\$101.50	\$120.25	\$120.52
Total Adj Factors	\$195,300	\$163,000	\$167,700	\$207,000	\$199,100
Adjusted Sale Price		\$281,900	\$298,600	\$310,800	\$327,500
Comparable Estimate	\$305,100 (\$110.95/SFLA)				



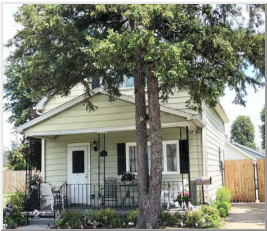
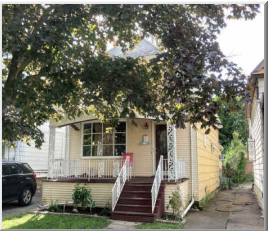
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-28	113.08-2-10.1	114.09-5-3.11	113.55-9-13	113.47-5-2	113.54-5-1.1
Owner	Santangelo, Ralph	Dolce, Jason R	Klein, Steven R	Crone, Scott E	Hartmann, Robert P Jr	Bahuga, Nabyo Joseph
Address	2769 Union Rd	160 Como Park Blvd	39 Bellevue Ave	35 Wabash 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	220 2 Family Res
Neighborhood	123	123	123	120	120	120
School Code	143001	143001	143001	143009	143009	143009
Site No.	2	1	1	1	1	1
Land Size	66 x 230	80 x 110	127 x 129	40 x 108	95 x 108	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1890 / 0	1934 / 0	1920 / 0	1940 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 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 No	2 Hot air Yes	3 Hot wtr/stm Yes	1 No central No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	1.7	1.5
Bedrooms	5	5	4	4	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1248	1302	704	1440	1402	1430
2nd Sty Area	1248	1302	704	1080	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2496	2604	1408	2520	2243	2145
Att/Det Gar Sqft		672	400	440	484	744
Prior Land	\$37,900					
Prior Total	\$132,800					
Comp Land Estimate	\$15,700	\$27,600	\$38,600	\$10,000	\$16,000	\$14,000
Sale Date		10/19/2020	10/2/2019	12/30/2019	12/9/2019	3/1/2018
Sale Price		\$160,050	\$125,000	\$134,999	\$153,060	\$168,000
Time Adj Sale Price		\$160,100	\$127,500	\$136,800	\$155,100	\$186,800
TADJSP/SQFT		\$61.48	\$90.55	\$54.29	\$69.15	\$87.09
Total Adj Factors	\$85,300	\$95,400	\$64,900	\$76,800	\$72,700	\$64,200
Adjusted Sale Price		\$150,000	\$147,900	\$145,300	\$167,700	\$207,900
Comparable Estimate	\$163,800 (\$65.63/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-2-28	112.67-6-7	102.45-5-38	113.08-2-10.1	123.36-4-14	90.84-2-57
Owner	Santangelo, Ralph	Kowalow, Andrew P Jr	Ha, Andrew	Dolce, Jason R	Mack, Scott C	Lowville Enterprises LL
Address	2769 Union Rd	370 Shanley St	121 Reo Ave	160 Como Park Blvd	2138 Clinton St	105 East End Ave
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	120	105	123	120	105
School Code	143001	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 230	60 x 117	30 x 134	80 x 110	33 x 125	30 x 111
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1912 / 0	1927 / 0	1890 / 0	1922 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	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	2.5	2.0
Bedrooms	5	6	7	5	6	5
Full/Half Baths	3 / 0	3 / 0	3 / 0	2 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	3 Partial 0	2 Crawl 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1468	1926	1674	1302	1081	1400
2nd Sty Area	1408	782	1584	1302	920	968
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2876	2708	3258	2604	2001	2368
Att/Det Gar Sqft	700	528		672	636	323
Prior Land	\$37,900					
Prior Total	\$132,800					
Comp Land Estimate	\$31,400	\$0	\$0	\$27,600	\$8,000	\$7,000
Sale Date		5/30/2018	9/3/2019	10/19/2020	6/11/2019	11/21/2019
Sale Price		\$107,500	\$166,000	\$160,050	\$120,500	\$74,900
Time Adj Sale Price		\$118,200	\$169,900	\$160,100	\$124,500	\$76,200
TADJSP/SQFT		\$43.65	\$52.15	\$61.48	\$62.22	\$32.18
Total Adj Factors	\$61,400	\$0	\$0	\$95,400	\$64,200	\$27,100
Adjusted Sale Price		\$0	\$0	\$126,100	\$121,700	\$110,500
Comparable Estimate	\$119,400 (\$41.52/SFLA)					



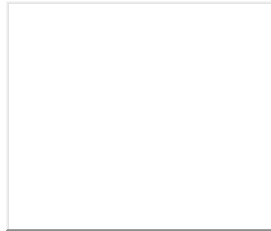
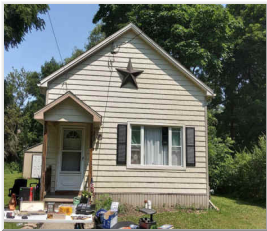
SWIS	143089	143089	143089	143089	143089	143089
Print Key	102.04-3-36.1	114.09-4-28	103.17-1-28	91.20-11-75	91.20-7-6	102.53-2-12
Owner	Kerl Gregory J	Lawal, Wasiu	Izydorczak, Eugene	MacNeil, Alicia	Janiszewski, Melissa L	King, Bernard C
Address	3270 Union Rd	26 Park St	3821 Broadway St	96 Clover Pl	211 Evergreen Pl	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	109	109	105
School Code	143001	143001	143001	143002	143002	143001
Site No.	2	1	1	1	1	1
Land Size	60 x 120	42 x 150	65 x 530	31 x 120	120 x 121	30 x 104
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	1920 / 0	1923 / 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	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	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	1.3	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	840	1114	840	880	968	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	1200	1510	1680	1144	1085	1359
Att/Det Gar Sqft		440	672	480	340	240
Prior Land	\$55,600					
Prior Total	\$150,000					
Comp Land Estimate	\$24,000	\$18,600	\$32,900	\$11,000	\$24,000	\$7,000
Sale Date		10/23/2019	1/28/2019	4/30/2019	5/21/2018	3/29/2019
Sale Price		\$133,500	\$70,000	\$110,000	\$94,500	\$80,750
Time Adj Sale Price		\$136,200	\$73,500	\$114,400	\$103,900	\$84,300
TADJSP/SQFT		\$90.20	\$43.75	\$100.00	\$95.76	\$62.03
Total Adj Factors	\$57,500	\$80,900	\$30,300	\$46,000	\$54,800	\$28,400
Adjusted Sale Price		\$112,800	\$100,700	\$125,900	\$106,600	\$113,400
Comparable Estimate	\$111,900 (\$93.25/SFLA)					

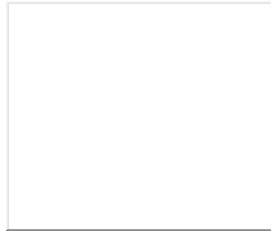
Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	102.04-3-35	114.09-4-28	103.17-1-28	113.55-5-11	102.53-3-14
Owner	Ratigan Judith J	Lawal, Wasii	Izydorczak, Eugene	Jackson, Kathleen M	Barnes, Carolyn
Address	3272 Union Rd	26 Park St	3821 Broadway St	97 Girard Ave	22 Ridge 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	120	105
School Code	143001	143001	143001	143009	143002
Site No.	1	1	1	1	1
Land Size	40 x 197	42 x 150	65 x 530	63 x 108	60 x 73
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	1924 / 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	D Economy 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	0 / Y	0 / N	1 / N	0 / N	0 / N
Stories	1.5	2.0	2.0	1.5	2.0
Bedrooms	3	3	3	3	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	4 Full 0
1st Sty Area	891	1114	840	1070	808
2nd Sty Area	0	396	840	0	640
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	1435	1510	1680	1520	1448
Att/Det Gar Sqft	440	440	672	399	572
Prior Land	\$15,000				
Prior Total	\$49,800				
Comp Land Estimate	\$19,400	\$18,600	\$32,900	\$13,000	\$14,000
					\$8,000
Sale Date		10/23/2019	1/28/2019	9/30/2019	8/19/2019
Sale Price		\$133,500	\$70,000	\$125,600	\$103,500
Time Adj Sale Price		\$136,200	\$73,500	\$128,500	\$106,300
TADJSP/SQFT		\$90.20	\$43.75	\$84.54	\$73.41
					\$55.95
Total Adj Factors	\$72,700	\$80,900	\$30,300	\$48,100	\$35,500
Adjusted Sale Price		\$128,000	\$115,900	\$153,100	\$143,500
					\$28,200
Comparable Estimate	\$133,600 (\$93.1/SFLA)				\$127,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-3	114.06-4-14	114.09-3-5	114.09-1-11.2	114.07-10-1
Owner	Meszkotowicz, Esther	Darnley, David J	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew
Address	12 Vita Ave	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	143001
Site No.	2	1	1	1	1
Land Size	60 x 60	60 x 119	70 x 120	60 x 121	106 x 108
Building Style	09 Cottage	09 Cottage	01 Ranch	01 Ranch	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	1863 / 0	1971 / 0	1989 / 0	1976 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	D Economy 100	C Average 90	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	2.0
Bedrooms	1	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	4 Full 0
1st Sty Area	475	840	1029	960	1040
2nd Sty Area	0	0	0	0	638
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 250
SFLA	475	840	1029	960	1040
Att/Det Gar Sqft			380		308
Prior Land	\$18,500				
Prior Total	\$95,000				
Comp Land Estimate	\$8,400	\$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	\$3,400	\$15,400	\$73,500	\$76,900	\$87,100
Adjusted Sale Price		\$61,400	\$71,400	\$65,600	\$83,200
Comparable Estimate	\$82,000 (\$172.63/SFLA)				\$95,100



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-3-3	114.09-4-28	103.17-1-28	114.09-3-5	91.20-7-6	114.07-10-1
Owner	Meszkotowicz, Esther	Lawal, Wasiu	Izydorczak, Eugene	Pitrelli, Daniel J	Janiszewski, Melissa L	Iannello, Matthew
Address	12 Vita Ave	26 Park St	3821 Broadway St	29 Center Ave	211 Evergreen Pl	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	109	123
School Code	143001	143001	143001	143001	143002	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 60	42 x 150	65 x 530	70 x 120	120 x 121	106 x 108
Building Style	08 Old style	08 Old style	08 Old style	01 Ranch	08 Old style	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1939 / 0	1926 / 0	1937 / 0	1971 / 0	1923 / 0	1976 / 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 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	1 / N	0 / N	0 / N	1 / N
Stories	1.5	2.0	2.0	1.0	1.3	1.0
Bedrooms	3	3	3	2	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	2 / 0	1 / 1
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	863	1114	840	1029	968	1040
2nd Sty Area	0	396	840	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0	0 350
SFLA	1041	1510	1680	1029	1085	1040
Att/Det Gar Sqft	361	440	672	380	340	308
Prior Land	\$18,500					
Prior Total	\$95,000					
Comp Land Estimate	\$16,800	\$18,600	\$32,900	\$26,400	\$24,000	\$32,100
Sale Date		10/23/2019	1/28/2019	6/10/2019	5/21/2018	2/27/2020
Sale Price		\$133,500	\$70,000	\$136,900	\$94,500	\$165,500
Time Adj Sale Price		\$136,200	\$73,500	\$141,500	\$103,900	\$166,900
TADJSP/SQFT		\$90.20	\$43.75	\$137.51	\$95.76	\$160.48
Total Adj Factors	\$50,500	\$80,900	\$30,300	\$73,500	\$54,800	\$87,100
Adjusted Sale Price		\$105,800	\$93,700	\$118,500	\$99,600	\$130,300
Comparable Estimate	\$109,600 (\$105.28/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-2	114.06-4-14	114.09-3-5	114.09-1-11.2	103.17-1-28
Owner	Copece, Travis	Darnley, David J	Pitrelli, Daniel J	Cudney, Matthew R	Izydorczak, Eugene
Address	16 Vita Ave	94 Bellevue Ave	29 Center Ave	19 Hawthorne Ave	3821 Broadway 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	143001	143001
Site No.	2	1	1	1	1
Land Size	105 x 60	60 x 119	70 x 120	60 x 121	65 x 530
Land Size					106 x 108
Building Style	09 Cottage	09 Cottage	01 Ranch	01 Ranch	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1939 / 0	1863 / 0	1971 / 0	1989 / 0	1937 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	D Economy	D Economy 100	C Average 90	C Average 100	D Economy 90
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	1 / 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 / 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	788	840	1029	960	840
2nd Sty Area	0	0	0	0	840
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 0
SFLA	788	840	1029	960	1680
Att/Det Gar Sqft			380		672
Prior Land	\$27,900				
Prior Total	\$110,600				
Comp Land Estimate	\$11,800	\$23,900	\$26,400	\$24,100	\$32,900
					\$32,100
Sale Date		3/25/2019	6/10/2019	7/15/2019	1/28/2019
Sale Price		\$70,300	\$136,900	\$135,000	\$70,000
Time Adj Sale Price		\$73,400	\$141,500	\$139,100	\$73,500
TADJSP/SQFT		\$87.38	\$137.51	\$144.90	\$43.75
					\$160.48
Total Adj Factors	(\$100)	\$15,400	\$73,500	\$76,900	\$30,300
Adjusted Sale Price		\$57,900	\$67,900	\$62,100	\$43,100
					\$87,100
Comparable Estimate	\$62,100 (\$78.81/SFLA)				\$79,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-2	114.11-2-1	113.12-3-7.1	115.05-4-8	113.12-1-42
Owner	Copece, Travis	Robson, Mark	Aronberg, Ricky	Krygier, Andrew	Paolini, Michael P
Address	16 Vita Ave	1221 Como Park Blvd	4 Bink St	60 Park Ave	7 Bink St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	123	123	122	123	122
School Code	143001	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	105 x 60	100 x 400	100 x 172	75 x 112	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	03 Alum/vinyl
Year Built/Eff Yr Built	1938 / 0	1952 / 0	1950 / 0	1955 / 0	1960 / 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 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	1 / Y	0 / N	0 / N	1 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	4	4	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1239	906	1136	1080	1020
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 330	0 600
SFLA	1712	1585	1704	1620	1530
Att/Det Gar Sqft	560	220	480	520	624
Prior Land	\$27,900				
Prior Total	\$110,600				
Comp Land Estimate	\$23,500	\$41,900	\$27,000	\$26,700	\$21,900
Sale Date		8/28/2019	4/29/2020	5/3/2018	7/23/2018
Sale Price		\$127,000	\$148,000	\$202,000	\$143,500
Time Adj Sale Price		\$130,400	\$148,700	\$222,100	\$156,000
TADJSP/SQFT		\$82.27	\$87.27	\$137.10	\$101.96
Total Adj Factors	\$102,900	\$54,100	\$94,000	\$122,700	\$89,200
Adjusted Sale Price		\$179,200	\$157,600	\$202,300	\$169,700
Comparable Estimate	\$175,200 (\$102.34/SFLA)				\$95,700

Subject

Comp 1

Comp 2

Comp 3

Comp 4

Comp 5



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-3-10.2	114.09-6-1	114.02-4-48	113.50-5-5	113.12-1-26	113.08-3-25
Owner	Hemmerling Karen M	Roman, Brendan P	Hawthorne-Greer, Keris	Al Mamun, Abdullah	Bell, Anthony M	Mirza, Fahad U
Address	25 Vita Ave	55 Center Ave	1339 Borden Rd	14 Fair Oaks Ln	3 Marie Ave	175 Vern 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	122	122	122
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	163 x 158	85 x 120	75 x 181	50 x 105	50 x 112	60 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1988 / 0	1965 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1184	1149	1218	1144	1144
2nd Sty Area	1271	1240	1134	1218	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0	0 0
SFLA	2419	2424	2283	2436	2288	2288
Att/Det Gar Sqft		400		400	462	462
Prior Land	\$41,600					
Prior Total	\$170,000					
Comp Land Estimate	\$47,500	\$30,000	\$32,600	\$15,300	\$15,900	\$18,400
Sale Date		1/3/2019	7/19/2018	9/29/2020	12/27/2019	8/20/2018
Sale Price		\$235,000	\$250,000	\$216,000	\$185,000	\$176,000
Time Adj Sale Price		\$246,800	\$271,800	\$216,000	\$187,500	\$190,300
TADJSP/SQFT		\$101.82	\$119.05	\$88.67	\$81.95	\$83.17
Total Adj Factors	\$136,600	\$128,100	\$134,300	\$102,200	\$98,600	\$99,600
Adjusted Sale Price		\$255,300	\$274,100	\$250,400	\$225,500	\$227,300
Comparable Estimate	\$246,500 (\$101.9/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.09-6-6	114.09-3-5	114.09-1-11.2	114.07-10-1	114.07-9-14	114.07-9-12
Owner	Jeziorski, James P	Pitrelli, Daniel J	Cudney, Matthew R	Iannello, Matthew	Palermo, Salvatore	Vohwinkel, Mark T
Address	30 Vita Ave	29 Center Ave	19 Hawthorne Ave	51 Wyndmoor Ct	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	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	65 x 120	70 x 120	60 x 121	106 x 108	80 x 125	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	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1971 / 0	1989 / 0	1976 / 0	1973 / 0	1974 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	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	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	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	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1029	960	1040	1358	1272
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 350	0 0	0 605
SFLA	1008	1029	960	1040	1358	1272
Att/Det Gar Sqft	462	380		308	504	528
Prior Land	\$20,200					
Prior Total	\$114,000					
Comp Land Estimate	\$25,200	\$26,400	\$24,100	\$32,100	\$29,400	\$26,900
Sale Date		6/10/2019	7/15/2019	2/27/2020	8/12/2019	7/17/2018
Sale Price		\$136,900	\$135,000	\$165,500	\$162,000	\$185,000
Time Adj Sale Price		\$141,500	\$139,100	\$166,900	\$166,300	\$201,100
TADJSP/SQFT		\$137.51	\$144.90	\$160.48	\$122.46	\$158.10
Total Adj Factors	\$80,600	\$73,500	\$76,900	\$87,100	\$96,700	\$116,700
Adjusted Sale Price		\$148,600	\$142,800	\$160,400	\$150,200	\$165,000
Comparable Estimate	\$153,400 (\$152.18/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-3-10.112	114.09-5-3.11	113.08-2-10.1	113.47-5-2	113.54-5-1.1
Owner	Kulbacki, Brian	Klein, Steven R	Dolce, Jason R	Hartmann, Robert P Jr	Bahuga, Nabyo Joseph
Address	33 Vita Ave	39 Bellevue Ave	160 Como Park Blvd	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	75 x 160	127 x 129	80 x 110	95 x 108	72 x 107
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1934 / 0	1890 / 0	1940 / 0	1911 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air 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	4	5	5	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1058	704	1302	1402	1430
2nd Sty Area	1058	704	1302	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2116	1408	2604	2243	2145
Att/Det Gar Sqft		400	672	484	744
Prior Land	\$26,500				
Prior Total	\$92,000				
Comp Land Estimate	\$31,500	\$38,600	\$27,600	\$16,000	\$14,000
Sale Date		10/2/2019	10/19/2020	12/9/2019	3/1/2018
Sale Price		\$125,000	\$160,050	\$153,060	\$168,000
Time Adj Sale Price		\$127,500	\$160,100	\$155,100	\$186,800
TADJSP/SQFT		\$90.55	\$61.48	\$69.15	\$87.09
Total Adj Factors	\$87,100	\$64,900	\$95,400	\$72,700	\$64,200
Adjusted Sale Price		\$149,700	\$151,800	\$169,500	\$209,700
Comparable Estimate	\$173,200 (\$81.85/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-7	114.09-3-5	114.07-9-14	114.09-1-11.2	114.07-10-1
Owner	Musialowski Sandra A	Pitrelli, Daniel J	Palermo, Salvatore	Cudney, Matthew R	Iannello, Matthew
Address	36 Vita Ave	29 Center Ave	399 Rowley Rd	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	143001
Site No.	1	1	1	1	1
Land Size	65 x 120	70 x 120	80 x 125	60 x 121	106 x 108
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	1995 / 0	1971 / 0	1973 / 0	1989 / 0	1976 / 0
Condition	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 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	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1419	1029	1358	960	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	1419	1029	1358	960	1040
Att/Det Gar Sqft	352	380	504	308	308
Prior Land	\$20,200				
Prior Total	\$135,000				
Comp Land Estimate	\$25,200	\$26,400	\$29,400	\$24,100	\$32,100
Sale Date		6/10/2019	8/12/2019	7/15/2019	2/27/2020
Sale Price		\$136,900	\$162,000	\$135,000	\$165,500
Time Adj Sale Price		\$141,500	\$166,300	\$139,100	\$166,900
TADJSP/SQFT		\$137.51	\$122.46	\$144.90	\$160.48
Total Adj Factors	\$105,000	\$73,500	\$96,700	\$76,900	\$87,100
Adjusted Sale Price		\$173,000	\$174,600	\$167,200	\$184,800
Comparable Estimate	\$177,800 (\$125.3/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.09-6-8	114.09-6-1	114.02-4-48	113.12-1-26	113.08-3-25
Owner	Klink, Dorothy I	Roman, Brendan P	Hawthorne-Greer, Keris	Bell, Anthony M	Mirza, Fahad U
Address	42 Vita Ave	55 Center Ave	1339 Borden Rd	3 Marie Ave	175 Vern 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	95 x 120	85 x 120	75 x 181	50 x 112	60 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1988 / 0	1970 / 0	1965 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	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	1120	1184	1149	1144	1118
2nd Sty Area	1200	1240	1134	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0
SFLA	2320	2424	2283	2288	2262
Att/Det Gar Sqft	572	400		462	506
Prior Land	\$26,300				
Prior Total	\$155,000				
Comp Land Estimate	\$31,800	\$30,000	\$32,600	\$15,900	\$18,400
Sale Date		1/3/2019	7/19/2018	12/27/2019	8/20/2018
Sale Price		\$235,000	\$250,000	\$185,000	\$176,000
Time Adj Sale Price		\$246,800	\$271,800	\$187,500	\$190,300
TADJSP/SQFT		\$101.82	\$119.05	\$81.95	\$83.17
Total Adj Factors	\$129,200	\$128,100	\$134,300	\$98,600	\$92,700
Adjusted Sale Price		\$247,900	\$266,700	\$218,100	\$219,900
Comparable Estimate	\$233,000 (\$100.43/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-8	114.02-4-8	114.02-6-7.1	114.02-5-11	114.07-8-8
Owner	Sansone, Mary Ann	Jezewicz, Kim M	Faraj, Salam M	Kadish, Courtney N	Schmidt, Adam J
Address	3 Woodside Ln	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 153	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	1981 / 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	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	1703	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	1703	1676	1708	1456	1681
Att/Det Gar Sqft	546	572	529	832	462
Prior Land	\$30,300				
Prior Total	\$164,500				
Comp Land Estimate	\$36,600	\$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	\$131,200	\$131,200	\$121,000	\$102,300	\$142,200
Adjusted Sale Price		\$197,000	\$199,400	\$200,000	\$236,300
Comparable Estimate	\$205,800 (\$120.85/SFLA)				\$97,100 \$196,400

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-7	114.16-7-7	114.12-1-26.1	114.16-6-12	114.02-4-25
Owner	Biondolillo, Lucio	Skonecki, John M	Hepp, Christopher	Konst, Jeremy	Strayer, Kaleb
Address	7 Woodside Ln	11 Beaverbrook Ct	24 Woodside Ln	27 Brookedge 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	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 200	147 x 193	83 x 300	100 x 200	179 x 168
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	1987 / 0	1972 / 0	1979 / 0	1975 / 0	1984 / 0
Condition	4 Good	4 Good	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 Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
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	5
Full/Half Baths	1 / 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	4 Full 0
1st Sty Area	1427	1146	1640	1559	1722
2nd Sty Area	1027	1176	1109	1123	648
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 500	0 0
SFLA	2454	2322	2749	2682	2670
Att/Det Gar Sqft	484	484	400	528	576
Prior Land	\$28,400				
Prior Total	\$205,000				
Comp Land Estimate	\$33,700	\$48,000	\$37,200	\$39,900	\$50,800
Sale Date		8/2/2019	10/15/2018	6/4/2018	9/30/2019
Sale Price		\$295,000	\$310,000	\$295,000	\$264,800
Time Adj Sale Price		\$302,900	\$331,300	\$322,500	\$271,000
TADJSP/SQFT		\$130.45	\$120.52	\$120.25	\$101.50
Total Adj Factors	\$178,600	\$166,500	\$199,100	\$207,000	\$167,700
Adjusted Sale Price		\$315,000	\$310,800	\$294,100	\$281,900
Comparable Estimate	\$301,400 (\$122.82/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.16-8-6	114.02-4-25	114.07-5-1	114.12-1-26.1	114.16-6-12	114.16-7-7
Owner	Bechakas Nick T	Strayer, Kaleb	DeGeorge, Bilyana	Hepp, Christopher	Konst, Jeremy	Skonecki, John M
Address	11 Woodside Ln	10 Strasmer Rd	48 Old Stone Rd	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	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	75 x 200	179 x 168	90 x 130	83 x 300	100 x 200	147 x 193
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	1984 / 0	1984 / 0	1974 / 0	1979 / 0	1975 / 0	1972 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	4 Good
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 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	1 / N	1 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	4	3	4
Full/Half Baths	2 / 1	3 / 0	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	4 Full 0
1st Sty Area	2016	1722	1143	1640	1559	1146
2nd Sty Area	512	648	1192	1109	1123	1176
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 500	0 0
SFLA	2528	2670	2335	2749	2682	2322
Att/Det Gar Sqft	612	576	528	400	528	484
Prior Land	\$28,400					
Prior Total	\$215,000					
Comp Land Estimate	\$33,700	\$50,800	\$32,100	\$37,200	\$39,900	\$48,000
Sale Date		9/30/2019	8/7/2020	10/15/2018	6/4/2018	8/2/2019
Sale Price		\$264,800	\$254,000	\$310,000	\$295,000	\$295,000
Time Adj Sale Price		\$271,000	\$254,000	\$331,300	\$322,500	\$302,900
TADJSP/SQFT		\$101.50	\$108.78	\$120.52	\$120.25	\$130.45
Total Adj Factors	\$167,500	\$167,700	\$142,400	\$199,100	\$207,000	\$166,500
Adjusted Sale Price		\$270,800	\$279,100	\$299,700	\$283,000	\$303,900
Comparable Estimate	\$287,300 (\$113.65/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-5	114.07-8-11	114.07-4-16	114.07-9-3	114.07-6-12
Owner	Oniszcak, Dennis S	Trumble, Brett	Diebold, Patrick W	Louie, Landon C	Abdulla, Abdulhafed M
Address	15 Woodside Ln	32 Old Stone Rd	83 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	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	75 x 200	72 x 133	85 x 130	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	04 Composition
Year Built/Eff Yr Built	1983 / 0	1974 / 0	1977 / 0	1975 / 0	1978 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1192	884	1089	994	971
2nd Sty Area	812	1066	791	986	717
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 0
SFLA	2004	1950	1880	1980	2148
Att/Det Gar Sqft	484	286	456	380	230
Prior Land	\$28,400				
Prior Total	\$180,000				
Comp Land Estimate	\$33,700	\$28,300	\$31,200	\$28,600	\$30,000
Sale Date		3/2/2018	6/25/2018	8/6/2020	12/3/2019
Sale Price		\$206,000	\$221,500	\$230,000	\$214,900
Time Adj Sale Price		\$229,000	\$242,200	\$230,000	\$217,800
TADJSP/SQFT		\$117.44	\$128.83	\$116.16	\$101.40
Total Adj Factors	\$126,500	\$110,800	\$121,700	\$124,200	\$111,500
Adjusted Sale Price		\$244,700	\$247,000	\$232,300	\$232,800
Comparable Estimate	\$237,200 (\$118.36/SFLA)				\$104,200

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-24	114.02-4-25	114.12-1-26.1	114.16-6-12	114.06-2-59
Owner	Orszulak Elaine C	Strayer, Kaleb	Hepp, Christopher	Konst, Jeremy	Tran, Tam T
Address	16 Woodside Ln	10 Strasmer Rd	24 Woodside Ln	27 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
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	83 x 200	179 x 168	83 x 300	100 x 200	85 x 126
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	1979 / 0	1984 / 0	1979 / 0	1975 / 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 Yes	2 Hot air No	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 / N
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	3	4
Full/Half Baths	2 / 5	3 / 0	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
1st Sty Area	1618	1722	1640	1559	1686
2nd Sty Area	1066	648	1109	1123	1060
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 500	0 500
SFLA	2684	2670	2749	2682	2746
Att/Det Gar Sqft	400	576	400	528	418
Prior Land	\$29,800				
Prior Total	\$220,000				
Comp Land Estimate	\$36,000	\$50,800	\$37,200	\$39,900	\$30,700
Sale Date		9/30/2019	10/15/2018	6/4/2018	5/14/2018
Sale Price		\$264,800	\$310,000	\$295,000	\$227,000
Time Adj Sale Price		\$271,000	\$331,300	\$322,500	\$249,600
TADJSP/SQFT		\$101.50	\$120.52	\$120.25	\$90.90
Total Adj Factors	\$184,000	\$167,700	\$199,100	\$207,000	\$163,000
Adjusted Sale Price		\$287,300	\$316,200	\$299,500	\$270,600
Comparable Estimate	\$293,800 (\$109.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-4	114.02-6-22	114.02-4-18	114.02-8-35	114.07-9-5
Owner	Myhalenko Family Trust	Nati, Andrew J	Gawel, Christianne E	Sumpter, Brandon	Shields, Kathleen A
Address	19 Woodside Ln	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	75 x 200	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	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1975 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 444	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	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	4 Full 2
1st Sty Area	1546	1723	1680	1836	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	444 0	300 0	504 0	0 0	484 0
SFLA	1990	2023	2184	1836	1960
Att/Det Gar Sqft					
Prior Land	\$28,400				
Prior Total	\$162,000				
Comp Land Estimate	\$33,700	\$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	\$123,500	\$120,300	\$135,300	\$114,900	\$123,300
Adjusted Sale Price		\$241,800	\$230,800	\$249,100	\$234,100
Comparable Estimate	\$239,800 (\$120.5/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-25	114.12-1-26.1	114.16-6-12	114.02-4-25	114.16-7-7
Owner	Schmitt-Taber, Colleen I	Hepp, Christopher	Konst, Jeremy	Strayer, Kaleb	Skonecki, John M
Address	20 Woodside Ln	24 Woodside Ln	27 Brookedge Rd	10 Strasmer 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	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	83 x 200	83 x 300	100 x 200	179 x 168	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	1979 / 0	1979 / 0	1975 / 0	1984 / 0	1972 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	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 / N
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	1268	1640	1559	1722	1146
2nd Sty Area	1386	1109	1123	648	1176
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 500	0 0	0 0
SFLA	2654	2749	2682	2670	2322
Att/Det Gar Sqft	420	400	528	576	484
Prior Land	\$29,800				
Prior Total	\$235,000				
Comp Land Estimate	\$36,000	\$37,200	\$39,900	\$50,800	\$48,000
Sale Date		10/15/2018	6/4/2018	9/30/2019	8/2/2019
Sale Price		\$310,000	\$295,000	\$264,800	\$295,000
Time Adj Sale Price		\$331,300	\$322,500	\$271,000	\$302,900
TADJSP/SQFT		\$120.52	\$120.25	\$101.50	\$130.45
Total Adj Factors	\$174,000	\$199,100	\$207,000	\$167,700	\$166,500
Adjusted Sale Price		\$306,200	\$289,500	\$277,300	\$310,400
Comparable Estimate	\$296,800 (\$111.83/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-3.1	114.07-5-1	114.07-6-12	114.16-7-7	114.02-4-25
Owner	Kutas, Edward K	DeGeorge, Bilyana	Abdulla, Abdulhafed M	Skonecki, John M	Strayer, Kaleb
Address	23 Woodside Ln	48 Old Stone Rd	35 Honorine Dr	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	143001	143001	143007	143001
Site No.	1	1	1	1	1
Land Size	75 x 305	90 x 130	80 x 130	147 x 193	179 x 168
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	1980 / 0	1974 / 0	1975 / 0	1972 / 0	1984 / 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 Yes	2 Hot air 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	5
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1143	1188	1146	1722
2nd Sty Area	1044	1192	960	1176	648
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	2244	2335	2148	2322	2670
Att/Det Gar Sqft	372	528	230	484	576
Prior Land	\$29,200				
Prior Total	\$200,000				
Comp Land Estimate	\$34,800	\$32,100	\$30,000	\$48,000	\$50,800
Sale Date		8/7/2020	12/3/2019	8/2/2019	9/30/2019
Sale Price		\$254,000	\$214,900	\$295,000	\$264,800
Time Adj Sale Price		\$254,000	\$217,800	\$302,900	\$271,000
TADJSP/SQFT		\$108.78	\$101.40	\$130.45	\$101.50
Total Adj Factors	\$163,200	\$142,400	\$111,500	\$166,500	\$167,700
Adjusted Sale Price		\$274,800	\$269,500	\$299,600	\$266,500
Comparable Estimate	\$278,400 (\$124.06/SFLA)				\$110,800

	<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	114.12-1-26.1	114.12-1-26.1	114.16-6-12	114.02-4-25	114.16-7-7	114.06-2-59
Owner	Hepp, Christopher	Hepp, Christopher	Konst, Jeremy	Strayer, Kaleb	Skonecki, John M	Tran, Tam T
Address	24 Woodside Ln	24 Woodside Ln	27 Brookedge Rd	10 Strasmer Rd	11 Beaverbrook 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	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	83 x 300	83 x 300	100 x 200	179 x 168	147 x 193	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	1979 / 0	1979 / 0	1975 / 0	1984 / 0	1972 / 0	1978 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	4 Good	3 Normal
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 No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	4	3	5	4	4
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	1640	1640	1559	1722	1146	1686
2nd Sty Area	1109	1109	1123	648	1176	1060
Fin Bsmt/Fin Rec Rm	0 506	0 506	0 500	0 0	0 0	0 500
SFLA	2749	2749	2682	2670	2322	2746
Att/Det Gar Sqft	400	400	528	576	484	418
Prior Land	\$30,800					
Prior Total	\$199,200					
Comp Land Estimate	\$37,200	\$37,200	\$39,900	\$50,800	\$48,000	\$30,700
Sale Date		10/15/2018	6/4/2018	9/30/2019	8/2/2019	5/14/2018
Sale Price		\$310,000	\$295,000	\$264,800	\$295,000	\$227,000
Time Adj Sale Price		\$331,300	\$322,500	\$271,000	\$302,900	\$249,600
TADJSP/SQFT		\$120.52	\$120.25	\$101.50	\$130.45	\$90.90
Total Adj Factors	\$199,100	\$199,100	\$207,000	\$167,700	\$166,500	\$163,000
Adjusted Sale Price		\$331,300	\$314,600	\$302,400	\$335,500	\$285,700
Comparable Estimate	\$313,900 (\$114.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.16-8-2	115.05-7-5	114.07-5-19	114.08-1-20	125.12-7-6
Owner	Cooley, Dolores E	Corbi, Joseph	Robson, Timothy M	Hernandez, Richard G	Malinowski, James D
Address	27 Woodside Ln	1580 Como Park Blvd	1190 Como Park Blvd	19 Felber Ln	31 Lou Dr
Property Class	220 2 Family Res	220 2 Family Res	210 1 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	123	123	123	123	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 305	113 x 222	100 x 135	80 x 191	120 x 189
Building Style	05 Colonial	01 Ranch	05 Colonial	03 Split level	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1957 / 0	1975 / 0	1963 / 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 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	1.0	2.0	1.0	2.0
Bedrooms	6	4	4	5	4
Full/Half Baths	2 / 1	3 / 1	2 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 0
1st Sty Area	1726	3160	1656	2588	1630
2nd Sty Area	2342	0	1959	0	1758
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	250 0	0 0
SFLA	4068	3160	3615	2838	3388
Att/Det Gar Sqft	460	528	600	624	584
Prior Land	\$29,200				
Prior Total	\$250,000				
Comp Land Estimate	\$34,800	\$43,100	\$34,700	\$34,600	\$43,500
					\$22,100
Sale Date		9/13/2019	7/29/2019	6/26/2020	7/9/2018
Sale Price		\$220,000	\$325,000	\$236,000	\$287,000
Time Adj Sale Price		\$225,200	\$334,800	\$236,400	\$312,000
TADJSP/SQFT		\$71.27	\$92.61	\$83.30	\$92.09
					\$94.97
Total Adj Factors	\$230,600	\$176,800	\$229,700	\$153,600	\$224,000
Adjusted Sale Price		\$279,000	\$335,700	\$313,400	\$318,600
					\$147,900
Comparable Estimate	\$311,900	(\$76.67/SFLA)			\$312,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.12-1-27	114.02-4-8	114.02-6-7.1	114.07-8-8	114.02-5-11
Owner	Cora, Joan A	Jezewicz, Kim M	Faraj, Salam M	Schmidt, Adam J	Kadish, Courtney N
Address	28 Woodside Ln	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	143001	143007
Site No.	1	1	1	1	1
Land Size	83 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	1979 / 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 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	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	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	2092	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	2092	1676	1708	1681	1456
Att/Det Gar Sqft	220	572	529	462	832
Prior Land	\$29,800				
Prior Total	\$190,000				
Comp Land Estimate	\$36,000	\$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	\$160,600	\$131,200	\$121,000	\$142,200	\$102,300
Adjusted Sale Price		\$226,400	\$228,800	\$265,700	\$229,400
Comparable Estimate	\$241,900 (\$115.63/SFLA)				\$250,100

	<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	114.07-10-13	114.07-8-8	114.02-4-8	114.07-9-14	114.02-6-7.1	114.07-10-1
Owner	Glieco, Brian D	Schmidt, Adam J	Jezewicz, Kim M	Palermo, Salvatore	Faraj, Salam M	Iannello, Matthew
Address	3 Wyndmoor Ct	20 Old Stone Rd	156 Messer Ave	399 Rowley Rd	16 Cromwell Dr	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	143001	143001	143007	143001	143007	143001
Site No.	1	1	1	1	1	1
Land Size	94 x 120	73 x 116	100 x 325	80 x 125	70 x 160	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	02 Brick	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1976 / 0	1974 / 0	1973 / 0	1973 / 0	1976 / 0	1976 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 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	1 / Y	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	3	3	2	3	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1652	1681	1676	1358	1708	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 300	0 350
SFLA	1652	1681	1676	1358	1708	1040
Att/Det Gar Sqft	440	462	572	504	529	308
Prior Land	\$26,100					
Prior Total	\$156,000					
Comp Land Estimate	\$31,600	\$26,700	\$41,400	\$29,400	\$30,100	\$32,100
Sale Date		1/23/2018	1/14/2020	8/12/2019	10/10/2018	2/27/2020
Sale Price		\$220,000	\$195,000	\$162,000	\$177,000	\$165,500
Time Adj Sale Price		\$247,300	\$197,000	\$166,300	\$189,200	\$166,900
TADJSP/SQFT		\$147.11	\$117.54	\$122.46	\$110.77	\$160.48
Total Adj Factors	\$129,800	\$142,200	\$131,200	\$96,700	\$121,000	\$87,100
Adjusted Sale Price		\$234,900	\$195,600	\$199,400	\$198,000	\$209,600
Comparable Estimate	\$207,500 (\$125.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-10-14	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12	114.12-1-7.112
Owner	Lucas, Robert P Jr	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	4 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center Ave	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	91 x 120	106 x 108	80 x 125	70 x 120	70 x 125	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1977 / 0	1976 / 0	1973 / 0	1971 / 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 100	C Average 90	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	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / 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	2	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1040	1358	1029	1272	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 300	0 605	0 240
SFLA	1092	1040	1358	1029	1272	1314
Att/Det Gar Sqft	220	308	504	380	528	440
Prior Land	\$25,600					
Prior Total	\$119,000					
Comp Land Estimate	\$31,100	\$32,100	\$29,400	\$26,400	\$26,900	\$43,600
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018	8/12/2020
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000	\$200,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100	\$200,000
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10	\$152.21
Total Adj Factors	\$85,500	\$87,100	\$96,700	\$73,500	\$116,700	\$107,900
Adjusted Sale Price		\$165,300	\$155,100	\$153,500	\$169,900	\$177,600
Comparable Estimate	\$164,300 (\$150.46/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-12	114.07-10-1	114.07-9-14	114.07-9-12	114.09-3-5
Owner	Wagner, Karen L	Iannello, Matthew	Palermo, Salvatore	Vohwinkel, Mark T	Pitrelli, Daniel J
Address	7 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	379 Rowley 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	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	106 x 108	80 x 125	70 x 125	70 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1974 / 0	1971 / 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 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1040	1358	1272	1029
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 605	0 300
SFLA	1118	1040	1358	1272	1029
Att/Det Gar Sqft	322	308	504	528	380
Prior Land	\$18,500				
Prior Total	\$116,000				
Comp Land Estimate	\$24,000	\$32,100	\$29,400	\$26,900	\$26,400
Sale Date		2/27/2020	8/12/2019	7/17/2018	6/10/2019
Sale Price		\$165,500	\$162,000	\$185,000	\$136,900
Time Adj Sale Price		\$166,900	\$166,300	\$201,100	\$141,500
TADJSP/SQFT		\$160.48	\$122.46	\$158.10	\$137.51
Total Adj Factors	\$83,500	\$87,100	\$96,700	\$116,700	\$73,500
Adjusted Sale Price		\$163,300	\$153,100	\$167,900	\$151,500
Comparable Estimate	\$162,300 (\$145.17/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	114.07-10-15	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12	114.12-1-7.112
Owner	Wnek, Michael	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	10 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center Ave	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	85 x 120	106 x 108	80 x 125	70 x 120	70 x 125	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1973 / 0	1971 / 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 100	C Average 90	C Average 90	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 / Y	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	2	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1040	1358	1029	1272	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 300	0 605	0 240
SFLA	1032	1040	1358	1029	1272	1314
Att/Det Gar Sqft	484	308	504	380	528	440
Prior Land	\$24,700					
Prior Total	\$120,000					
Comp Land Estimate	\$30,000	\$32,100	\$29,400	\$26,400	\$26,900	\$43,600
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018	8/12/2020
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000	\$200,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100	\$200,000
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10	\$152.21
Total Adj Factors	\$91,700	\$87,100	\$96,700	\$73,500	\$116,700	\$107,900
Adjusted Sale Price		\$171,500	\$161,300	\$159,700	\$176,100	\$183,800
Comparable Estimate	\$170,500 (\$165.21/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-11	114.07-10-3	114.07-4-8	114.07-1-5	114.06-2-65
Owner	Wisner David M &	Buscher, Dawn	Doyle, Daniel M	Shwani, Bikhal	Bosch, Tyler
Address	11 Wyndmoor Ct	43 Wyndmoor Ct	31 Ely Rd	24 Old Farm Ct	28 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	60 x 120	76 x 168	80 x 130	89 x 98	68 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	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1976 / 0	1976 / 0	1977 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 440	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	1 / N	1 / N
Stories	2.0	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 1	3 Partial 0	4 Full 2	4 Full 2	3 Partial 2
1st Sty Area	1122	1104	1238	1400	1132
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	440 0	280 0	416 0	444 0	365 0
SFLA	1562	1384	1654	1844	1497
Att/Det Gar Sqft		308			
Prior Land	\$18,500				
Prior Total	\$133,100				
Comp Land Estimate	\$24,000	\$32,200	\$30,000	\$27,700	\$25,900
Sale Date		4/2/2018	3/13/2020	4/5/2019	4/28/2020
Sale Price		\$179,000	\$238,000	\$189,900	\$211,000
Time Adj Sale Price		\$197,900	\$239,600	\$197,600	\$212,100
TADJSP/SQFT		\$142.99	\$144.86	\$107.16	\$141.68
Total Adj Factors	\$93,100	\$91,100	\$120,600	\$112,900	\$116,600
Adjusted Sale Price		\$199,900	\$212,100	\$177,800	\$188,600
Comparable Estimate	\$196,400 (\$125.74/SFLA)				\$123,300

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-10-10	114.07-10-1	114.07-9-14	114.07-9-12	114.09-3-5	114.12-1-7.112
Owner	Keesler Kevin D & Dian	Iannello, Matthew	Palermo, Salvatore	Vohwinkel, Mark T	Pitrelli, Daniel J	Lounsbury, Joseph C
Address	15 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	379 Rowley Rd	29 Center 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	143001	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	106 x 108	80 x 125	70 x 125	70 x 120	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1974 / 0	1971 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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	2	3	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1040	1358	1272	1029	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 605	0 300	0 240
SFLA	1118	1040	1358	1272	1029	1314
Att/Det Gar Sqft	308	308	504	528	380	440
Prior Land	\$18,500					
Prior Total	\$115,000					
Comp Land Estimate	\$24,000	\$32,100	\$29,400	\$26,900	\$26,400	\$43,600
Sale Date		2/27/2020	8/12/2019	7/17/2018	6/10/2019	8/12/2020
Sale Price		\$165,500	\$162,000	\$185,000	\$136,900	\$200,000
Time Adj Sale Price		\$166,900	\$166,300	\$201,100	\$141,500	\$200,000
TADJSP/SQFT		\$160.48	\$122.46	\$158.10	\$137.51	\$152.21
Total Adj Factors	\$82,400	\$87,100	\$96,700	\$116,700	\$73,500	\$107,900
Adjusted Sale Price		\$162,200	\$152,000	\$166,800	\$150,400	\$174,500
Comparable Estimate	\$161,200 (\$144.19/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-9	114.07-9-14	114.07-10-1	114.07-9-12	114.12-1-7.112
Owner	O'Neill, Suzanne	Palermo, Salvatore	Iannello, Matthew	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	19 Wyndmoor Ct	399 Rowley Rd	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
Neighborhood	123	123	123	123	123
School Code	143001	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	60 x 120	80 x 125	106 x 108	70 x 125	110 x 319
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	1976 / 0	1973 / 0	1976 / 0	1974 / 0	1954 / 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 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
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	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1302	1358	1040	1272	1314
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 605	0 240
SFLA	1302	1358	1040	1272	1314
Att/Det Gar Sqft	512	504	308	528	440
Prior Land	\$18,500				
Prior Total	\$128,000				
Comp Land Estimate	\$24,000	\$29,400	\$32,100	\$26,900	\$43,600
Sale Date		8/12/2019	2/27/2020	7/17/2018	8/12/2020
Sale Price		\$162,000	\$165,500	\$185,000	\$200,000
Time Adj Sale Price		\$166,300	\$166,900	\$201,100	\$200,000
TADJSP/SQFT		\$122.46	\$160.48	\$158.10	\$152.21
Total Adj Factors	\$97,100	\$96,700	\$87,100	\$116,700	\$107,900
Adjusted Sale Price		\$166,700	\$176,900	\$181,500	\$189,200
Comparable Estimate	\$175,300 (\$134.64/SFLA)				\$162,300

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-8	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12
Owner	Bolszio, Donald J	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T
Address	23 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center 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 120	106 x 108	80 x 125	70 x 120	70 x 125
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	1977 / 0	1976 / 0	1973 / 0	1971 / 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	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1040	1358	1029	1272
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 300	0 605
SFLA	960	1040	1358	1029	1272
Att/Det Gar Sqft	286	308	504	380	528
Prior Land	\$18,500				
Prior Total	\$99,500				
Comp Land Estimate	\$24,000	\$32,100	\$29,400	\$26,400	\$26,900
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10
Total Adj Factors	\$73,000	\$87,100	\$96,700	\$73,500	\$116,700
Adjusted Sale Price		\$152,800	\$142,600	\$141,000	\$157,400
Comparable Estimate	\$145,800 (\$151.88/SFLA)				\$76,900 \$135,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-10-7	114.07-9-3	114.07-8-11	114.07-4-16	114.07-1-11	114.07-6-12
Owner	Buchnowski, Robert	Louie, Landon C	Trumble, Brett	Diebold, Patrick W	Neuman, Aaron C	Abdulla, Abdulhafed M
Address	27 Wyndmoor Ct	295 Rowley Rd	32 Old Stone Rd	83 Old Stone Rd	12 Old Farm 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	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	60 x 120	77 x 125	72 x 133	85 x 130	70 x 135	80 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	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1974 / 0	1977 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/strm No	3 Hot wtr/strm Yes	3 Hot wtr/strm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / 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	1 / 1	1 / 1	1 / 1	2 / 0	2 / 0	2 / 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	1015	994	884	1089	985	1188
2nd Sty Area	840	986	1066	791	939	960
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450	0 250
SFLA	1855	1980	1950	1880	1924	2148
Att/Det Gar Sqft	300	380	286	456	418	230
Prior Land	\$18,500					
Prior Total	\$143,000					
Comp Land Estimate	\$24,000	\$28,600	\$28,300	\$31,200	\$28,000	\$30,000
Sale Date		8/6/2020	3/2/2018	6/25/2018	8/30/2019	12/3/2019
Sale Price		\$230,000	\$206,000	\$221,500	\$260,000	\$214,900
Time Adj Sale Price		\$230,000	\$229,000	\$242,200	\$267,000	\$217,800
TADJSP/SQFT		\$116.16	\$117.44	\$128.83	\$138.77	\$101.40
Total Adj Factors	\$103,900	\$124,200	\$110,800	\$121,700	\$131,600	\$111,500
Adjusted Sale Price		\$209,700	\$222,100	\$224,400	\$239,300	\$210,200
Comparable Estimate	\$221,100 (\$119.19/SFLA)					



SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-24	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5
Owner	Golab Steven &	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal
Address	28 Wyndmoor Ct	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	84 x 113	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	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 110	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1104	1104	1132	1238	1476
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	280 0	365 0	416 0	484 0
SFLA	1384	1384	1497	1654	1844
Att/Det Gar Sqft	308	308			
Prior Land	\$23,900				
Prior Total	\$135,000				
Comp Land Estimate	\$28,900	\$32,200	\$25,900	\$30,000	\$26,900
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
Total Adj Factors	\$91,700	\$91,100	\$116,600	\$120,600	\$112,900
Adjusted Sale Price		\$198,500	\$187,200	\$210,700	\$176,400
Comparable Estimate	\$195,000 (\$140.9/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-6	114.07-9-3	114.07-8-11	114.07-4-16	114.07-1-11
Owner	Biondolillo, Christina J	Louie, Landon C	Trumble, Brett	Diebold, Patrick W	Neuman, Aaron C
Address	31 Wyndmoor Ct	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	60 x 120	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1975 / 0	1974 / 0	1977 / 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 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/strm Yes	3 Hot wtr/strm 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	4	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 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	1000	994	884	1089	985
2nd Sty Area	840	986	1066	791	939
Fin Bsmt/Fin Rec Rm	0 220	0 300	0 0	0 0	0 450
SFLA	1840	1980	1950	1880	1924
Att/Det Gar Sqft	300	380	286	456	418
Prior Land	\$18,500				
Prior Total	\$153,000				
Comp Land Estimate	\$24,000	\$28,600	\$28,300	\$31,200	\$28,000
					\$30,000
Sale Date		8/6/2020	3/2/2018	6/25/2018	8/30/2019
Sale Price		\$230,000	\$206,000	\$221,500	\$260,000
Time Adj Sale Price		\$230,000	\$229,000	\$242,200	\$267,000
TADJSP/SQFT		\$116.16	\$117.44	\$128.83	\$138.77
					\$101.40
Total Adj Factors	\$113,600	\$124,200	\$110,800	\$121,700	\$131,600
Adjusted Sale Price		\$219,400	\$231,800	\$234,100	\$249,000
					\$111,500
Comparable Estimate	\$230,800 (\$125.43/SFLA)				\$219,900

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-5	114.07-10-3	114.07-4-8	114.07-1-5	114.07-9-5
Owner	Cramer Cheryl	Buscher, Dawn	Doyle, Daniel M	Shwani, Bikhal	Shields, Kathleen A
Address	35 Wyndmoor Ct	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	66 x 126	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	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	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	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / Y	1 / 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	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1104	1104	1132	1238	1400
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	280 0	365 0	416 0	444 0
SFLA	1384	1384	1497	1654	1844
Att/Det Gar Sqft	308	308			
Prior Land	\$20,800				
Prior Total	\$140,000				
Comp Land Estimate	\$26,100	\$32,200	\$25,900	\$30,000	\$27,700
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
Total Adj Factors	\$94,900	\$91,100	\$116,600	\$120,600	\$112,900
Adjusted Sale Price		\$201,700	\$190,400	\$213,900	\$179,600
Comparable Estimate	\$198,200 (\$143.21/SFLA)				\$123,300



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-10-4	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5	114.07-9-5
Owner	Boyd, Michael W	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal	Shields, Kathleen A
Address	39 Wyndmoor Ct	43 Wyndmoor Ct	28 Deer Trl	31 Ely Rd	24 Old Farm Ct	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	75 x 170	76 x 168	68 x 120	80 x 130	89 x 98	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	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	1976 / 0	1977 / 0	1976 / 0	1976 / 0	1975 / 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 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	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	2 / N	0 / N	1 / N	0 / Y	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	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1104	1104	1132	1238	1400	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	280 0	365 0	416 0	444 0	484 0
SFLA	1104	1384	1497	1654	1844	1960
Att/Det Gar Sqft	308	308				
Prior Land	\$26,900					
Prior Total	\$125,000					
Comp Land Estimate	\$32,000	\$32,200	\$25,900	\$30,000	\$27,700	\$26,900
Sale Date		4/2/2018	4/28/2020	3/13/2020	4/5/2019	6/4/2020
Sale Price		\$179,000	\$211,000	\$238,000	\$189,900	\$233,500
Time Adj Sale Price		\$197,900	\$212,100	\$239,600	\$197,600	\$233,900
TADJSP/SQFT		\$142.99	\$141.68	\$144.86	\$107.16	\$119.34
Total Adj Factors	\$84,200	\$91,100	\$116,600	\$120,600	\$112,900	\$123,300
Adjusted Sale Price		\$191,000	\$179,700	\$203,200	\$168,900	\$194,800
Comparable Estimate	\$187,500 (\$169.84/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.07-10-3	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5	114.07-9-5
Owner	Buscher Dawn	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal	Shields, Kathleen A
Address	43 Wyndmoor Ct	43 Wyndmoor Ct	28 Deer Trl	31 Ely Rd	24 Old Farm Ct	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	76 x 168	76 x 168	68 x 120	80 x 130	89 x 98	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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1977 / 0	1976 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	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	3 Hot wtr/stm No	3 Hot wtr/stm No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / Y	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	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1104	1104	1132	1238	1400	1476
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	280 0	365 0	416 0	444 0	484 0
SFLA	1384	1384	1497	1654	1844	1960
Att/Det Gar Sqft	308	308				
Prior Land	\$27,100					
Prior Total	\$136,000					
Comp Land Estimate	\$32,200	\$32,200	\$25,900	\$30,000	\$27,700	\$26,900
Sale Date		4/2/2018	4/28/2020	3/13/2020	4/5/2019	6/4/2020
Sale Price		\$179,000	\$211,000	\$238,000	\$189,900	\$233,500
Time Adj Sale Price		\$197,900	\$212,100	\$239,600	\$197,600	\$233,900
TADJSP/SQFT		\$142.99	\$141.68	\$144.86	\$107.16	\$119.34
Total Adj Factors	\$91,100	\$91,100	\$116,600	\$120,600	\$112,900	\$123,300
Adjusted Sale Price		\$197,900	\$186,600	\$210,100	\$175,800	\$201,700
Comparable Estimate	\$194,400 (\$140.46/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	114.07-10-2	114.07-9-3	114.07-4-16	114.07-8-11	114.07-1-11	114.07-6-12
Owner	Rutski Michael A & Marj	Louie, Landon C	Diebold, Patrick W	Trumble, Brett	Neuman, Aaron C	Abdulla, Abdulhafed M
Address	47 Wyndmoor Ct	295 Rowley Rd	83 Old Stone Rd	32 Old Stone Rd	12 Old Farm 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	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	63 x 124	77 x 125	85 x 130	72 x 133	70 x 135	80 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	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1975 / 0	1977 / 0	1974 / 0	1975 / 0	1975 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	4 Electric No	3 Hot wtr/stm Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / Y	1 / Y	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	4	4
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 0	2 / 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	1000	994	1089	884	985	1188
2nd Sty Area	840	986	791	1066	939	960
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 0	0 450	0 250
SFLA	1840	1980	1880	1950	1924	2148
Att/Det Gar Sqft	300	380	456	286	418	230
Prior Land	\$20,000					
Prior Total	\$150,000					
Comp Land Estimate	\$25,100	\$28,600	\$31,200	\$28,300	\$28,000	\$30,000
Sale Date		8/6/2020	6/25/2018	3/2/2018	8/30/2019	12/3/2019
Sale Price		\$230,000	\$221,500	\$206,000	\$260,000	\$214,900
Time Adj Sale Price		\$230,000	\$242,200	\$229,000	\$267,000	\$217,800
TADJSP/SQFT		\$116.16	\$128.83	\$117.44	\$138.77	\$101.40
Total Adj Factors	\$109,900	\$124,200	\$121,700	\$110,800	\$131,600	\$111,500
Adjusted Sale Price		\$215,700	\$230,400	\$228,100	\$245,300	\$216,200
Comparable Estimate	\$227,100 (\$123.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-25	114.07-10-3	114.06-2-65	114.07-4-8	114.07-1-5
Owner	Barberio, Donald C	Buscher, Dawn	Bosch, Tyler	Doyle, Daniel M	Shwani, Bikhal
Address	48 Wyndmoor Ct	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	79 x 109	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	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1976 / 0	1977 / 0	1976 / 0	1975 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 280	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	4 Electric 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 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 2	4 Full 2	4 Full 2
1st Sty Area	1104	1104	1132	1238	1400
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	280 0	280 0	365 0	416 0	444 0
SFLA	1384	1384	1497	1654	1844
Att/Det Gar Sqft	308	308			
Prior Land	\$22,900				
Prior Total	\$132,000				
Comp Land Estimate	\$27,300	\$32,200	\$25,900	\$30,000	\$27,700
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
Total Adj Factors	\$87,700	\$91,100	\$116,600	\$120,600	\$112,900
Adjusted Sale Price		\$194,500	\$183,200	\$206,700	\$172,400
Comparable Estimate	\$191,000 (\$138.01/SFLA)				\$123,300

	<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	114.07-10-1	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12	114.12-1-7.112
Owner	Iannello, Matthew	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T	Lounsbury, Joseph C
Address	51 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center Ave	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	106 x 108	106 x 108	80 x 125	70 x 120	70 x 125	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1971 / 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 100	C Average 90	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	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	2	2	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1358	1029	1272	1314
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 350	0 0	0 300	0 605	0 240
SFLA	1040	1040	1358	1029	1272	1314
Att/Det Gar Sqft	308	308	504	380	528	440
Prior Land	\$26,600					
Prior Total	\$115,000					
Comp Land Estimate	\$32,100	\$32,100	\$29,400	\$26,400	\$26,900	\$43,600
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018	8/12/2020
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000	\$200,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100	\$200,000
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10	\$152.21
Total Adj Factors	\$87,100	\$87,100	\$96,700	\$73,500	\$116,700	\$107,900
Adjusted Sale Price		\$166,900	\$156,700	\$155,100	\$171,500	\$179,200
Comparable Estimate	\$165,900 (\$159.52/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-26	114.07-6-12	114.07-9-3	114.07-8-11	114.07-5-1
Owner	Gilmartin, Patrick F	Abdulla, Abdulhafed M	Louie, Landon C	Trumble, Brett	DeGeorge, Bilyana
Address	52 Wyndmoor Ct	35 Honorine Dr	295 Rowley Rd	32 Old Stone 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	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	66 x 122	80 x 130	77 x 125	72 x 133	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	1975 / 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	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	4	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0
1st Sty Area	1176	1188	994	884	1143
2nd Sty Area	960	960	986	1066	1192
Fin Bsmt/Fin Rec Rm	0 700	0 250	0 300	0 0	0 0
SFLA	2136	2148	1980	1950	2335
Att/Det Gar Sqft	484	230	380	286	528
Prior Land	\$20,600				
Prior Total	\$166,000				
Comp Land Estimate	\$25,600	\$30,000	\$28,600	\$28,300	\$32,100
Sale Date		12/3/2019	8/6/2020	3/2/2018	8/7/2020
Sale Price		\$214,900	\$230,000	\$206,000	\$254,000
Time Adj Sale Price		\$217,800	\$230,000	\$229,000	\$254,000
TADJSP/SQFT		\$101.40	\$116.16	\$117.44	\$108.78
Total Adj Factors	\$125,600	\$111,500	\$124,200	\$110,800	\$142,400
Adjusted Sale Price		\$231,900	\$231,400	\$243,800	\$237,200
Comparable Estimate	\$238,100 (\$111.47/SFLA)				\$121,700

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-28	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12
Owner	Blatto, Paul F	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T
Address	55 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center 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	143007
Site No.	1	1	1	1	1
Land Size	71 x 97	106 x 108	80 x 125	70 x 120	70 x 125
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	1976 / 0	1976 / 0	1973 / 0	1971 / 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	4 Electric Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1040	1358	1029	1272
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 300	0 605
SFLA	1104	1040	1358	1029	1272
Att/Det Gar Sqft	308	308	504	380	528
Prior Land	\$19,800				
Prior Total	\$115,000				
Comp Land Estimate	\$23,900	\$32,100	\$29,400	\$26,400	\$26,900
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10
Total Adj Factors	\$83,000	\$87,100	\$96,700	\$73,500	\$116,700
Adjusted Sale Price		\$162,800	\$152,600	\$151,000	\$167,400
Comparable Estimate	\$161,800 (\$146.56/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.07-10-27	114.07-10-1	114.07-9-14	114.09-3-5	114.07-9-12
Owner	Haaf, Eric R	Iannello, Matthew	Palermo, Salvatore	Pitrelli, Daniel J	Vohwinkel, Mark T
Address	59 Wyndmoor Ct	51 Wyndmoor Ct	399 Rowley Rd	29 Center 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	71 x 112	106 x 108	80 x 125	70 x 120	70 x 125
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1976 / 0	1976 / 0	1973 / 0	1971 / 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	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1040	1358	1029	1272
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 350	0 0	0 300	0 605
SFLA	1104	1040	1358	1029	1272
Att/Det Gar Sqft	924	308	504	380	528
Prior Land	\$21,300				
Prior Total	\$120,000				
Comp Land Estimate	\$25,800	\$32,100	\$29,400	\$26,400	\$26,900
Sale Date		2/27/2020	8/12/2019	6/10/2019	7/17/2018
Sale Price		\$165,500	\$162,000	\$136,900	\$185,000
Time Adj Sale Price		\$166,900	\$166,300	\$141,500	\$201,100
TADJSP/SQFT		\$160.48	\$122.46	\$137.51	\$158.10
Total Adj Factors	\$82,900	\$87,100	\$96,700	\$73,500	\$116,700
Adjusted Sale Price		\$162,700	\$152,500	\$150,900	\$167,300
Comparable Estimate	\$161,700 (\$146.47/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-7	115.05-6-8	114.12-1-7.112	114.07-10-1	114.02-4-42
Owner	Jakubowski, Richard A	Antonio, Kari A	Lounsbury, Joseph C	Iannello, Matthew	Austin, Cheryl A
Address	33 Zurbrick 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	206 x 149	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	01 Wood	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 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	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 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	840	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	840	940	1314	1040	1152
Att/Det Gar Sqft	200	405	440	308	400
Prior Land	\$48,200				
Prior Total	\$99,000				
Comp Land Estimate	\$52,600	\$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	\$84,900	\$68,500	\$107,900	\$87,100	\$112,300
Adjusted Sale Price		\$156,800	\$177,000	\$164,700	\$183,100
Comparable Estimate	\$167,100 (\$198.93/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-8	115.05-4-8	114.11-2-1	114.02-4-36	114.02-6-22	114.08-3-3
Owner	Staszak Mary	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Nati, Andrew J	Hanagan, Jack
Address	49 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	40 Cromwell 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	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	102 x 629	75 x 112	100 x 400	100 x 337	71 x 122	112 x 109
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	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	1936 / 0	1955 / 0	1952 / 0	1950 / 0	1975 / 0	1962 / 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	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.7	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 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 2	4 Full 2
1st Sty Area	1190	1080	906	738	1723	1626
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	300 0	706 0
SFLA	2082	1620	1585	1089	2023	2332
Att/Det Gar Sqft	600	520	220	200		
Prior Land	\$35,000					
Prior Total	\$138,000					
Comp Land Estimate	\$43,800	\$26,700	\$41,900	\$41,400	\$26,900	\$33,300
Sale Date		5/3/2018	8/28/2019	10/31/2019	9/11/2018	7/28/2020
Sale Price		\$202,000	\$127,000	\$143,000	\$222,000	\$230,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$238,600	\$230,000
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$117.94	\$98.63
Total Adj Factors	\$126,800	\$122,700	\$54,100	\$78,000	\$120,300	\$136,800
Adjusted Sale Price		\$226,200	\$203,100	\$194,700	\$245,100	\$220,000
Comparable Estimate	\$217,800 (\$104.61/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-9	115.05-4-8	114.11-2-1	114.02-4-36	125.08-9-9	114.07-8-8
Owner	Becker Wirth, Shelly	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Schmidt, Adam J
Address	63 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	640 Borden Rd	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	210 1 Family Res
Neighborhood	123	123	123	123	127	123
School Code	143007	143007	143001	143007	143007	143001
Site No.	1	1	1	1	1	1
Land Size	2.20	75 x 112	100 x 400	100 x 337	152 x 283	73 x 116
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	1938 / 0	1955 / 0	1952 / 0	1950 / 0	1943 / 0	1974 / 0
Condition	4 Good	4 Good	1 Poor	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.7	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1190	1080	906	738	900	1681
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 0
SFLA	1640	1620	1585	1089	1575	1681
Att/Det Gar Sqft	1,566	520	220	200	780	462
Prior Land	\$69,200					
Prior Total	\$141,000					
Comp Land Estimate	\$66,400	\$26,700	\$41,900	\$41,400	\$40,000	\$26,700
Sale Date		5/3/2018	8/28/2019	10/31/2019	2/2/2018	1/23/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$178,981	\$220,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$200,100	\$247,300
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$127.05	\$147.11
Total Adj Factors	\$170,300	\$122,700	\$54,100	\$78,000	\$125,100	\$142,200
Adjusted Sale Price		\$269,700	\$246,600	\$238,200	\$245,300	\$275,400
Comparable Estimate	\$255,000 (\$155.49/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-10	114.07-6-12	114.07-5-1	114.07-8-11	114.07-9-3
Owner	Burst, James R	Abdulla, Abdulhafed M	DeGeorge, Bilyana	Trumble, Brett	Diebold, Patrick W
Address	71 Zurbrick Rd	35 Honorine Dr	48 Old Stone Rd	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	80 x 581	80 x 130	90 x 130	72 x 133	85 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	1973 / 0	1975 / 0	1974 / 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 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	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	4	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1236	1188	1143	884	1089
2nd Sty Area	928	960	1192	1066	791
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0
SFLA	2164	2148	2335	1950	1880
Att/Det Gar Sqft	528	230	528	286	456
Prior Land	\$30,600				
Prior Total	\$116,100				
Comp Land Estimate	\$37,900	\$30,000	\$32,100	\$28,300	\$31,200
Sale Date		12/3/2019	8/7/2020	3/2/2018	6/25/2018
Sale Price		\$214,900	\$254,000	\$206,000	\$221,500
Time Adj Sale Price		\$217,800	\$254,000	\$229,000	\$242,200
TADJSP/SQFT		\$101.40	\$108.78	\$117.44	\$128.83
Total Adj Factors	\$135,200	\$111,500	\$142,400	\$110,800	\$121,700
Adjusted Sale Price		\$241,500	\$246,800	\$253,400	\$255,700
Comparable Estimate	\$247,700 (\$114.46/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-11	114.02-4-36	115.05-4-8	114.11-2-1	115.05-6-8
Owner	Glanowski Raymond A I	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Antonio, Kari A
Address	81 Zurbrick Rd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	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	127
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	161 x 581	100 x 337	75 x 112	100 x 400	40 x 214
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	04 Composition
Year Built/Eff Yr Built	1941 / 0	1950 / 0	1955 / 0	1952 / 0	1942 / 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 Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.0
Bedrooms	2	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	660	738	1080	906	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 330	0 0	0 0
SFLA	990	1089	1620	1585	940
Att/Det Gar Sqft	360	200	520	220	405
Prior Land	\$46,800				
Prior Total	\$77,500				
Comp Land Estimate	\$54,800	\$41,400	\$26,700	\$41,900	\$19,600
Sale Date		10/31/2019	5/3/2018	8/28/2019	4/26/2019
Sale Price		\$143,000	\$202,000	\$127,000	\$135,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$140,400
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$149.36
Total Adj Factors	\$89,400	\$78,000	\$122,700	\$54,100	\$68,500
Adjusted Sale Price		\$157,300	\$188,800	\$165,700	\$161,300
Comparable Estimate	\$164,800 (\$166.46/SFLA)				\$94,200



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-12	115.05-4-8	114.11-2-1	114.02-4-36	125.08-9-9	114.02-5-11
Owner	Kazmierczak Brian	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Cushing, Wendy L	Kadish, Courtney N
Address	101 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	640 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	127	123
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 567	75 x 112	100 x 400	100 x 337	152 x 283	100 x 332
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	1941 / 0	1955 / 0	1952 / 0	1950 / 0	1943 / 0	1955 / 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 90
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.7	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	957	1080	906	738	900	1456
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 0
SFLA	1587	1620	1585	1089	1575	1456
Att/Det Gar Sqft	460	520	220	200	780	832
Prior Land	\$30,600					
Prior Total	\$109,500					
Comp Land Estimate	\$37,800	\$26,700	\$41,900	\$41,400	\$40,000	\$41,400
Sale Date		5/3/2018	8/28/2019	10/31/2019	2/2/2018	5/13/2019
Sale Price		\$202,000	\$127,000	\$143,000	\$178,981	\$165,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$200,100	\$171,100
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$127.05	\$117.51
Total Adj Factors	\$101,000	\$122,700	\$54,100	\$78,000	\$125,100	\$102,300
Adjusted Sale Price		\$200,400	\$177,300	\$168,900	\$176,000	\$169,800
Comparable Estimate	\$178,500 (\$112.48/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-13	114.07-4-16	114.07-6-12	114.07-8-11	114.07-9-3
Owner	Lewandowski, David V	Diebold, Patrick W	Abdulla, Abdulhafed M	Trumble, Brett	Louie, Landon C
Address	113 Zurbrick Rd	83 Old Stone Rd	35 Honorine Dr	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	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	150 x 493	85 x 130	80 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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 2000	1977 / 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 No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1020	1089	1188	884	994
2nd Sty Area	1020	791	960	1066	986
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 300
SFLA	2040	1880	2148	1950	1980
Att/Det Gar Sqft	440	456	230	286	380
Prior Land	\$44,500				
Prior Total	\$127,700				
Comp Land Estimate	\$52,200	\$31,200	\$30,000	\$28,300	\$28,600
Sale Date		6/25/2018	12/3/2019	3/2/2018	8/6/2020
Sale Price		\$221,500	\$214,900	\$206,000	\$230,000
Time Adj Sale Price		\$242,200	\$217,800	\$229,000	\$230,000
TADJSP/SQFT		\$128.83	\$101.40	\$117.44	\$116.16
Total Adj Factors	\$147,500	\$121,700	\$111,500	\$110,800	\$124,200
Adjusted Sale Price		\$268,000	\$253,800	\$265,700	\$253,300
Comparable Estimate	\$258,200 (\$126.57/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-14	114.02-4-8	114.02-5-11	114.02-6-7.1	115.05-13-27
Owner	Lepczyk, Edward	Jezewicz, Kim M	Kadish, Courtney N	Faraj, Salam M	Liberti, Joseph M
Address	125 Zurbrick Rd	156 Messer Ave	173 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	66 x 536	100 x 325	100 x 332	70 x 160	72 x 100
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1973 / 0	1955 / 0	1976 / 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 No	3 Hot wtr/stm 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	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1534	1676	1456	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	1534	1676	1456	1708	1318
Att/Det Gar Sqft	575	572	832	529	440
Prior Land	\$26,100				
Prior Total	\$126,100				
Comp Land Estimate	\$33,300	\$41,400	\$41,400	\$30,100	\$24,500
Sale Date		1/14/2020	5/13/2019	10/10/2018	4/25/2020
Sale Price		\$195,000	\$165,000	\$177,000	\$161,500
Time Adj Sale Price		\$197,000	\$171,100	\$189,200	\$162,300
TADJSP/SQFT		\$117.54	\$117.51	\$110.77	\$123.14
Total Adj Factors	\$115,600	\$131,200	\$102,300	\$121,000	\$97,100
Adjusted Sale Price		\$181,400	\$184,400	\$183,800	\$180,800
Comparable Estimate	\$187,600 (\$122.29/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-15	114.02-5-11	114.12-1-7.112	115.05-13-27	115.05-6-8
Owner	Forth Cynthia Sue &	Kadish, Courtney N	Lounsbury, Joseph C	Liberti, Joseph M	Antonio, Kari A
Address	129 Zurbrick Rd	173 Messer Ave	1316 Borden Rd	11 Harvest Ln	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	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	80 x 544	100 x 332	110 x 319	72 x 100	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	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1940 / 0	1955 / 0	1954 / 0	1983 / 0	1942 / 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 Yes	2 Hot air No
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	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1434	1456	1314	1318	940
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0
SFLA	1434	1456	1314	1318	940
Att/Det Gar Sqft	528	832	440	440	405
Prior Land	\$30,600				
Prior Total	\$99,000				
Comp Land Estimate	\$37,700	\$41,400	\$43,600	\$24,500	\$19,600
Sale Date		5/13/2019	8/12/2020	4/25/2020	4/26/2019
Sale Price		\$165,000	\$200,000	\$161,500	\$135,000
Time Adj Sale Price		\$171,100	\$200,000	\$162,300	\$140,400
TADJSP/SQFT		\$117.51	\$152.21	\$123.14	\$149.36
Total Adj Factors	\$96,700	\$102,300	\$107,900	\$97,100	\$68,500
Adjusted Sale Price		\$165,500	\$188,800	\$161,900	\$168,600
Comparable Estimate	\$169,500 (\$118.2/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.08-5-16	114.02-4-36	115.05-4-8	114.11-2-1	115.05-6-8	114.16-5-25.1
Owner	Konwicki Felix	Hiller, Traci H	Krygier, Andrew	Robson, Mark	Antonio, Kari A	Reynolds, Corey
Address	139 Zurbrick Rd	1221 Borden Rd	60 Park Ave	1221 Como Park Blvd	5162 Transit 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	133 x 235	100 x 337	75 x 112	100 x 400	40 x 214	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	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1950 / 0	1955 / 0	1952 / 0	1942 / 0	1946 / 0
Condition	3 Normal	4 Good	4 Good	1 Poor	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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.0	1.5
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0
1st Sty Area	904	738	1080	906	940	820
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	1015	1089	1620	1585	940	1210
Att/Det Gar Sqft	638	200	520	220	405	832
Prior Land	\$39,800					
Prior Total	\$104,500					
Comp Land Estimate	\$47,000	\$41,400	\$26,700	\$41,900	\$19,600	\$32,900
Sale Date		10/31/2019	5/3/2018	8/28/2019	4/26/2019	1/21/2020
Sale Price		\$143,000	\$202,000	\$127,000	\$135,000	\$154,000
Time Adj Sale Price		\$145,900	\$222,100	\$130,400	\$140,400	\$155,500
TADJSP/SQFT		\$133.98	\$137.10	\$82.27	\$149.36	\$128.51
Total Adj Factors	\$87,600	\$78,000	\$122,700	\$54,100	\$68,500	\$94,200
Adjusted Sale Price		\$155,500	\$187,000	\$163,900	\$159,500	\$148,900
Comparable Estimate	\$163,000 (\$160.59/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-17	114.02-6-22	114.02-4-18	114.08-3-3	115.05-13-19
Owner	Gac Michael & W	Nati, Andrew J	Gawel, Christianne E	Hanagan, Jack	Potozniak, Elizabeth M
Address	149 Zurbrick Rd	40 Cromwell Dr	208 Messer Ave	45 Keicher Rd	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
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1
Land Size	58 x 128	71 x 122	100 x 325	112 x 109	73 x 100
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1968 / 0	1975 / 0	1977 / 0	1962 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 580	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	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	4
Full/Half Baths	1 / 1	1 / 1	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	3 Partial 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1564	1723	1680	1626	1045
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	580 0	300 0	504 0	706 0	812 0
SFLA	2144	2023	2184	2332	1857
Att/Det Gar Sqft					
Prior Land	\$18,400				
Prior Total	\$130,600				
Comp Land Estimate	\$23,900	\$26,900	\$41,400	\$33,300	\$24,700
Sale Date		9/11/2018	10/12/2018	7/28/2020	11/4/2020
Sale Price		\$222,000	\$227,000	\$230,000	\$250,000
Time Adj Sale Price		\$238,600	\$242,600	\$230,000	\$250,000
TADJSP/SQFT		\$117.94	\$111.08	\$98.63	\$134.63
Total Adj Factors	\$118,000	\$120,300	\$135,300	\$136,800	\$111,300
Adjusted Sale Price		\$236,300	\$225,300	\$211,200	\$256,700
Comparable Estimate	\$234,600 (\$109.42/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	114.08-5-18	115.05-13-27	115.05-6-8	114.07-10-1	114.12-1-7.112
Owner	Chrystal, Kathleen S	Liberti, Joseph M	Antonio, Kari A	Iannello, Matthew	Lounsbury, Joseph C
Address	155 Zurbrick Rd	11 Harvest Ln	5162 Transit Rd	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	57 x 139	72 x 100	40 x 214	106 x 108	110 x 319
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1971 / 0	1983 / 0	1942 / 0	1976 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1100	1318	940	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	1100	1318	940	1040	1314
Att/Det Gar Sqft	440	440	405	308	440
Prior Land	\$19,000				
Prior Total	\$100,000				
Comp Land Estimate	\$24,500	\$24,500	\$19,600	\$32,100	\$43,600
Sale Date		4/25/2020	4/26/2019	2/27/2020	8/12/2020
Sale Price		\$161,500	\$135,000	\$165,500	\$200,000
Time Adj Sale Price		\$162,300	\$140,400	\$166,900	\$200,000
TADJSP/SQFT		\$123.14	\$149.36	\$160.48	\$152.21
Total Adj Factors	\$81,600	\$97,100	\$68,500	\$87,100	\$107,900
Adjusted Sale Price		\$146,800	\$153,500	\$161,400	\$173,700
Comparable Estimate	\$163,000 (\$148.18/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-3-2	115.05-6-8	114.12-1-7.112	114.02-4-42	115.05-13-27
Owner	Lewandowski, Terese R	Antonio, Kari A	Lounsbury, Joseph C	Austin, Cheryl A	Liberti, Joseph M
Address	205 Zurbrick Rd	5162 Transit Rd	1316 Borden Rd	1283 Borden 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	85 x 140	40 x 214	110 x 319	100 x 337	72 x 100
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	1957 / 0	1942 / 0	1954 / 0	1960 / 0	1983 / 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	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	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	988	940	1314	1152	1318
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 400	0 0
SFLA	988	940	1314	1152	1318
Att/Det Gar Sqft	308	405	440	400	440
Prior Land	\$26,800				
Prior Total	\$100,000				
Comp Land Estimate	\$32,400	\$19,600	\$43,600	\$41,400	\$24,500
Sale Date		4/26/2019	8/12/2020	8/7/2019	4/25/2020
Sale Price		\$135,000	\$200,000	\$205,000	\$161,500
Time Adj Sale Price		\$140,400	\$200,000	\$210,500	\$162,300
TADJSP/SQFT		\$149.36	\$152.21	\$182.73	\$123.14
Total Adj Factors	\$81,000	\$68,500	\$107,900	\$112,300	\$97,100
Adjusted Sale Price		\$152,900	\$173,100	\$179,200	\$146,200
Comparable Estimate	\$160,200 (\$162.15/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-3-3	115.05-13-27	114.07-10-1	115.05-6-8	114.12-1-7.112	114.02-4-42
Owner	Boccio Noel V	Liberti, Joseph M	Iannello, Matthew	Antonio, Kari A	Lounsbury, Joseph C	Austin, Cheryl A
Address	215 Zurbrick Rd	11 Harvest Ln	51 Wyndmoor Ct	5162 Transit Rd	1316 Borden Rd	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	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 114	72 x 100	106 x 108	40 x 214	110 x 319	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	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1983 / 0	1976 / 0	1942 / 0	1954 / 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 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1040	1318	1040	940	1314	1152
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 350	0 0	0 240	0 400
SFLA	1040	1318	1040	940	1314	1152
Att/Det Gar Sqft	468	440	308	405	440	400
Prior Land	\$17,300					
Prior Total	\$99,000					
Comp Land Estimate	\$22,300	\$24,500	\$32,100	\$19,600	\$43,600	\$41,400
Sale Date		4/25/2020	2/27/2020	4/26/2019	8/12/2020	8/7/2019
Sale Price		\$161,500	\$165,500	\$135,000	\$200,000	\$205,000
Time Adj Sale Price		\$162,300	\$166,900	\$140,400	\$200,000	\$210,500
TADJSP/SQFT		\$123.14	\$160.48	\$149.36	\$152.21	\$182.73
Total Adj Factors	\$79,200	\$97,100	\$87,100	\$68,500	\$107,900	\$112,300
Adjusted Sale Price		\$144,400	\$159,000	\$151,100	\$171,300	\$177,400
Comparable Estimate	\$160,600 (\$154.42/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-3-4.11	114.07-1-11	114.07-4-16	114.07-8-11	114.02-8-41
Owner	Welt, Christopher M	Neuman, Aaron C	Diebold, Patrick W	Trumble, Brett	Tyson, Cynthia
Address	223 Zurbrick Rd	12 Old Farm Ct	83 Old Stone Rd	32 Old Stone Rd	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
Neighborhood	123	123	123	123	123
School Code	143007	143001	143001	143001	143007
Site No.	1	1	1	1	1
Land Size	57 x 200	70 x 135	85 x 130	72 x 133	75 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	04 Composition
Year Built/Eff Yr Built	1955 / 0	1975 / 0	1977 / 0	1974 / 0	1978 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air 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	4	3	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	985	1089	884	971
2nd Sty Area	960	939	791	1066	717
Fin Bsmt/Fin Rec Rm	0 300	0 450	0 0	0 0	0 0
SFLA	1912	1924	1880	1950	1688
Att/Det Gar Sqft	368	418	456	286	420
Prior Land	\$21,500				
Prior Total	\$140,000				
Comp Land Estimate	\$27,800	\$28,000	\$31,200	\$28,300	\$28,700
					\$48,000
Sale Date		8/30/2019	6/25/2018	3/2/2018	1/22/2020
Sale Price		\$260,000	\$221,500	\$206,000	\$205,000
Time Adj Sale Price		\$267,000	\$242,200	\$229,000	\$207,100
TADJSP/SQFT		\$138.77	\$128.83	\$117.44	\$122.69
					\$130.45
Total Adj Factors	\$123,100	\$131,600	\$121,700	\$110,800	\$104,200
Adjusted Sale Price		\$258,500	\$243,600	\$241,300	\$226,000
					\$166,500
Comparable Estimate	\$245,800 (\$128.56/SFLA)				\$259,500

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-4-1	115.05-6-8	115.05-13-27	114.07-10-1	114.12-1-7.112
Owner	Lepczyk, Edward	Antonio, Kari A	Liberti, Joseph M	Iannello, Matthew	Lounsbury, Joseph C
Address	235 Zurbrick Rd	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	50 x 110	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	1987 / 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 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	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	940	940	1318	1040	1314
Att/Det Gar Sqft	280	405	440	308	440
Prior Land	\$14,800				
Prior Total	\$88,000				
Comp Land Estimate	\$19,200	\$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	\$60,300	\$68,500	\$97,100	\$87,100	\$107,900
Adjusted Sale Price		\$132,200	\$125,500	\$140,100	\$152,400
Comparable Estimate	\$141,700 (\$150.74/SFLA)				

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-4-2	115.05-4-8	114.11-2-1	114.02-4-36	114.02-5-11
Owner	Jean-Francois, Eugenie	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Kadish, Courtney N
Address	241 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	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	127
School Code	143007	143007	143001	143007	143007
Site No.	1	1	1	1	1
Land Size	75 x 111	75 x 112	100 x 400	100 x 337	100 x 332
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	1953 / 0	1955 / 0	1952 / 0	1950 / 0	1955 / 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 90
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.0
Bedrooms	4	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 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	920	1080	906	738	1456
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	0 0
SFLA	1610	1620	1585	1089	1456
Att/Det Gar Sqft	672	520	220	200	832
Prior Land	\$22,300				
Prior Total	\$118,100				
Comp Land Estimate	\$26,600	\$26,700	\$41,900	\$41,400	\$41,400
Sale Date		5/3/2018	8/28/2019	10/31/2019	5/13/2019
Sale Price		\$202,000	\$127,000	\$143,000	\$165,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$171,100
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$117.51
Total Adj Factors	\$101,500	\$122,700	\$54,100	\$78,000	\$102,300
Adjusted Sale Price		\$200,900	\$177,800	\$169,400	\$170,300
Comparable Estimate	\$179,000 (\$111.18/SFLA)				\$125,100



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-5-1	114.02-8-41	114.07-9-1	114.07-4-16	114.07-8-11
Owner	Balaz, Alycia A	Tyson, Cynthia	Nelson, Michael	Diebold, Patrick W	Trumble, Brett
Address	273 Zurbrick Rd	15 Irondale Dr	283 Rowley 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	143007	143001	143001	143001
Site No.	1	1	1	1	1
Land Size	113 x 111	75 x 130	89 x 123	85 x 130	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	1950 / 0	1978 / 0	1980 / 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 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	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	4	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	971	638	1089	884
2nd Sty Area	660	717	618	791	1066
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0
SFLA	1452	1688	1256	1880	1950
Att/Det Gar Sqft	440	420	418	456	286
Prior Land	\$27,900				
Prior Total	\$120,000				
Comp Land Estimate	\$33,800	\$28,700	\$31,100	\$31,200	\$28,300
Sale Date		1/22/2020	1/31/2020	6/25/2018	3/2/2018
Sale Price		\$205,000	\$218,000	\$221,500	\$206,000
Time Adj Sale Price		\$207,100	\$220,200	\$242,200	\$229,000
TADJSP/SQFT		\$122.69	\$175.32	\$128.83	\$117.44
Total Adj Factors	\$69,100	\$104,200	\$95,100	\$121,700	\$110,800
Adjusted Sale Price		\$172,000	\$194,200	\$189,600	\$187,300
Comparable Estimate	\$183,600 (\$126.45/SFLA)				



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-1	115.05-4-8	114.11-2-1	114.02-4-36	115.05-13-19	114.02-6-7.1
Owner	Russo Anthony T	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Potozniak, Elizabeth M	Faraj, Salam M
Address	283 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	6 Autumn 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	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	100 x 250	75 x 112	100 x 400	100 x 337	73 x 100	70 x 160
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	03 Split level	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	1955 / 0	1955 / 0	1952 / 0	1950 / 0	1979 / 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 No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.7	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 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 2	4 Full 0
1st Sty Area	1184	1080	906	738	1045	1708
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 330	0 0	0 0	812 0	0 300
SFLA	1784	1620	1585	1089	1857	1708
Att/Det Gar Sqft	480	520	220	200		529
Prior Land	\$33,900					
Prior Total	\$145,000					
Comp Land Estimate	\$40,700	\$26,700	\$41,900	\$41,400	\$24,700	\$30,100
Sale Date		5/3/2018	8/28/2019	10/31/2019	11/4/2020	10/10/2018
Sale Price		\$202,000	\$127,000	\$143,000	\$250,000	\$177,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$250,000	\$189,200
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$134.63	\$110.77
Total Adj Factors	\$112,200	\$122,700	\$54,100	\$78,000	\$111,300	\$121,000
Adjusted Sale Price		\$211,600	\$188,500	\$180,100	\$250,900	\$180,400
Comparable Estimate	\$202,300 (\$113.4/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-2	115.05-4-8	114.11-2-1	114.02-4-36	114.02-5-11	114.16-5-25.1
Owner	Hoffarth, James J	Krygier, Andrew	Robson, Mark	Hiller, Traci H	Kadish, Courtney N	Reynolds, Corey
Address	289 Zurbrick Rd	60 Park Ave	1221 Como Park Blvd	1221 Borden Rd	173 Messer 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	210 1 Family Res
Neighborhood	123	123	123	123	123	127
School Code	143007	143007	143001	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	103 x 300	75 x 112	100 x 400	100 x 337	100 x 332	100 x 217
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1952 / 0	1950 / 0	1955 / 0	1946 / 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 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	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0	3 Partial 0
1st Sty Area	960	1080	906	738	1456	820
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 0
SFLA	1470	1620	1585	1089	1456	1210
Att/Det Gar Sqft		520	220	200	832	832
Prior Land	\$34,700					
Prior Total	\$125,000					
Comp Land Estimate	\$41,900	\$26,700	\$41,900	\$41,400	\$41,400	\$32,900
Sale Date		5/3/2018	8/28/2019	10/31/2019	5/13/2019	1/21/2020
Sale Price		\$202,000	\$127,000	\$143,000	\$165,000	\$154,000
Time Adj Sale Price		\$222,100	\$130,400	\$145,900	\$171,100	\$155,500
TADJSP/SQFT		\$137.10	\$82.27	\$133.98	\$117.51	\$128.51
Total Adj Factors	\$89,700	\$122,700	\$54,100	\$78,000	\$102,300	\$94,200
Adjusted Sale Price		\$189,100	\$166,000	\$157,600	\$158,500	\$151,000
Comparable Estimate	\$164,400 (\$111.84/SFLA)					



SWIS	143089	143089	143089	143089	143089	143089
Print Key	115.05-6-3.1	114.07-3-20.1	114.02-6-7.1	114.02-4-8	115.05-13-27	114.02-5-11
Owner	Mohamed, Sadi	Hemenway, Charles R	Faraj, Salam M	Jezewicz, Kim M	Liberti, Joseph M	Kadish, Courtney N
Address	307 Zurbrick Rd	34 Ely Rd	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	210 1 Family Res
Neighborhood	123	123	123	123	123	123
School Code	143007	143001	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 255	100 x 522	70 x 160	100 x 325	72 x 100	100 x 332
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	1976 / 0	1976 / 0	1973 / 0	1983 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	B Good	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 Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	2 / N	1 / N	0 / 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	2 / 1	2 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2648	2450	1708	1676	1318	1456
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	2648	2450	1708	1676	1318	1456
Att/Det Gar Sqft	712	600	529	572	440	832
Prior Land	\$34,000					
Prior Total	\$210,000					
Comp Land Estimate	\$40,800	\$42,700	\$30,100	\$41,400	\$24,500	\$41,400
Sale Date		12/20/2018	10/10/2018	1/14/2020	4/25/2020	5/13/2019
Sale Price		\$330,000	\$177,000	\$195,000	\$161,500	\$165,000
Time Adj Sale Price		\$348,700	\$189,200	\$197,000	\$162,300	\$171,100
TADJSP/SQFT		\$142.33	\$110.77	\$117.54	\$123.14	\$117.51
Total Adj Factors	\$190,100	\$250,100	\$121,000	\$131,200	\$97,100	\$102,300
Adjusted Sale Price		\$288,700	\$258,300	\$255,900	\$255,300	\$258,900
Comparable Estimate	\$263,400 (\$99.47/SFLA)					

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
SWIS	143089	143089	143089	143089	143089
Print Key	115.05-6-4.1	115.05-13-27	114.02-5-11	114.12-1-7.112	114.07-9-14
Owner	Szalanski, Andrea	Liberti, Joseph M	Kadish, Courtney N	Lounsbury, Joseph C	Palermo, Salvatore
Address	313 Zurbrick Rd	11 Harvest Ln	173 Messer Ave	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
Neighborhood	123	123	123	123	123
School Code	143007	143007	143007	143007	143001
Site No.	1	1	1	1	1
Land Size	100 x 250	72 x 100	100 x 332	110 x 319	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	04 Composition
Year Built/Eff Yr Built	1958 / 0	1983 / 0	1955 / 0	1954 / 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 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
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	2
Full/Half Baths	1 / 1	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
1st Sty Area	1359	1318	1456	1314	1358
2nd Sty Area	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0
SFLA	1359	1318	1456	1314	1358
Att/Det Gar Sqft	425	440	832	440	504
Prior Land	\$33,900				
Prior Total	\$129,000				
Comp Land Estimate	\$40,700	\$24,500	\$41,400	\$43,600	\$29,400
Sale Date		4/25/2020	5/13/2019	8/12/2020	8/12/2019
Sale Price		\$161,500	\$165,000	\$200,000	\$162,000
Time Adj Sale Price		\$162,300	\$171,100	\$200,000	\$166,300
TADJSP/SQFT		\$123.14	\$117.51	\$152.21	\$122.46
Total Adj Factors	\$109,900	\$97,100	\$102,300	\$107,900	\$96,700
Adjusted Sale Price		\$175,100	\$178,700	\$202,000	\$179,500
Comparable Estimate	\$183,400 (\$134.95/SFLA)				\$68,500

	<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	115.05-6-5	114.02-6-7.1	114.02-4-8	114.02-5-11	115.05-13-27	114.12-1-7.112
Owner	Napierala, Robert J	Faraj, Salam M	Jezewicz, Kim M	Kadish, Courtney N	Liberti, Joseph M	Lounsbury, Joseph C
Address	319 Zurbrick Rd	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	150 x 500	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	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 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	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 / 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	2010	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	2010	1708	1676	1456	1318	1314
Att/Det Gar Sqft	600	529	572	832	440	440
Prior Land	\$44,500					
Prior Total	\$180,000					
Comp Land Estimate	\$52,300	\$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	\$153,500	\$121,000	\$131,200	\$102,300	\$97,100	\$107,900
Adjusted Sale Price		\$221,700	\$219,300	\$222,300	\$218,700	\$245,600
Comparable Estimate	\$225,500 (\$112.19/SFLA)					