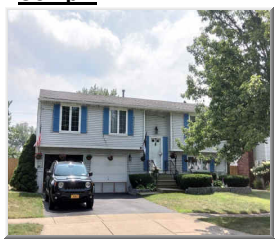
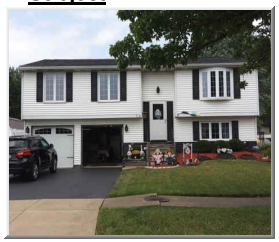
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

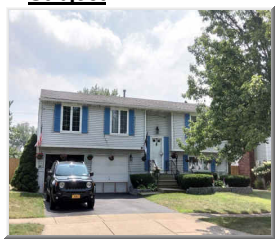
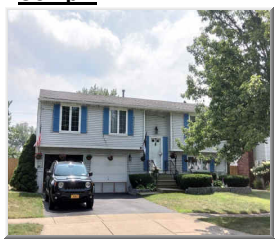
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-33	114.17-6-1	114.17-8-5	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Kistka, Matthew E Jr	Koch, Brian	Marr, Michael J	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	2 Ashleaf Dr	3 Butternut Rd	167 Losson Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	64 x 130	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 528	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	4 Full 1	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1018	1292	1080	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	528 0	225 0	660 0	373 300	438 0
SFLA	1546	1820	1305	1668	1713	1834
Att/Det Gar Sqft		242				
Prior Land	$24,600					
Prior Total	$147,000					
Comp Land Estimate	$31,800	$31,800	$27,800	$27,000	$25,500	$26,700
Sale Date		8/25/2020	9/28/2018	5/23/2018	10/19/2018	9/12/2018
Sale Price		$215,000	$175,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$215,000	$188,100	$208,900	$229,800	$209,600
TADJSP/SQFT		$118.13	$144.14	$125.24	$134.15	$114.29
Total Adj Factors	$122,100	$131,300	$112,700	$116,700	$122,900	$126,700
Adjusted Sale Price		$205,800	$197,500	$214,300	$229,000	$205,000
Comparable Estimate	$210,300 ($136.03/SFLA)					

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

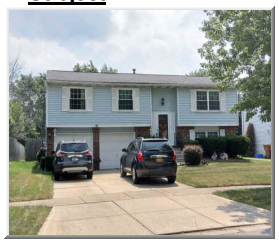
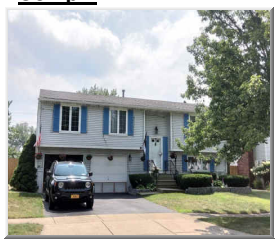
Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-2	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Howard, David T	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	5 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 190	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	1182	1182	1220	1220	1112	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1806	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$25,600					
Prior Total	$163,344					
Comp Land Estimate	$31,300	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$138,300	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$208,400	$217,300	$200,500	$218,100	$189,000
Comparable Estimate	$206,700 ($114.45/SFLA)					

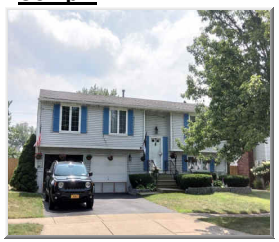
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-32	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Frier, Fred J	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	6 Ashleaf Dr	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 160	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 288	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1137	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	288 0	442 0	400 0	624 0	624 0	625 0
SFLA	1425	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$23,900					
Prior Total	$136,000					
Comp Land Estimate	$29,100	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$105,900	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$174,900	$168,100	$176,000	$184,900	$185,700
Comparable Estimate	$177,900 ($124.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-3	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Saez, Elizabeth	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	9 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 192	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	1182	1182	1220	1220	1112	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1806	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$25,600					
Prior Total	$156,000					
Comp Land Estimate	$31,400	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$129,400	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$199,500	$208,400	$191,600	$209,200	$180,100
Comparable Estimate	$197,800 ($109.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-31	114.17-7-20	114.17-7-3	114.17-7-19	114.17-8-35	114.17-3-9
Owner	Sugorovskiy, Ruslan	Rivera, Cindy A	Saez, Elizabeth	Pilarz, Derek S	Lepovich, Bradley C	Czerwonka, Andrew M
Address	10 Ashleaf Dr	22 Butternut Rd	9 Ashleaf Dr	26 Butternut Rd	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 159	62 x 155	62 x 192	62 x 156	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1986 / 0	1987 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	3 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2
1st Sty Area	1100	1220	1182	998	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	400 0	624 0	442 0	624 0	625 0
SFLA	1620	1620	1806	1440	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$23,900					
Prior Total	$145,084					
Comp Land Estimate	$29,000	$29,400	$31,400	$29,400	$25,500	$27,900
Sale Date		8/9/2019	6/13/2018	12/31/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$182,500	$167,900	$185,000	$220,000
Time Adj Sale Price		$190,000	$199,500	$177,400	$203,400	$220,000
TADJSP/SQFT		$117.28	$110.47	$123.19	$110.30	$126.66
Total Adj Factors	$115,700	$127,800	$129,400	$108,400	$124,400	$140,200
Adjusted Sale Price		$177,900	$185,800	$184,700	$194,700	$195,500
Comparable Estimate	$187,700 ($115.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-4	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Hunter, Robert J	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	13 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 197	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	1182	1182	1220	1220	1112	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1806	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$25,900					
Prior Total	$154,000					
Comp Land Estimate	$31,700	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$127,400	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$197,500	$206,400	$189,600	$207,200	$178,100
Comparable Estimate	$195,800 ($108.42/SFLA)					

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

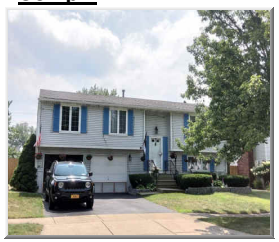
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-30	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Nuse, Clyde R	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	14 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 157	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1220	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	624 0	400 0	625 0	442 0
SFLA	1792	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$23,800					
Prior Total	$148,000					
Comp Land Estimate	$28,800	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$120,500	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$190,600	$199,500	$182,700	$200,300	$189,500
Comparable Estimate	$192,500 ($107.42/SFLA)					

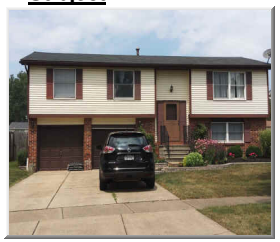
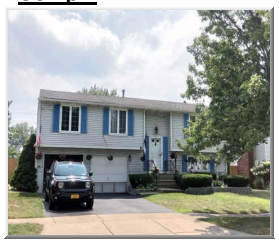
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-5	114.17-7-16	114.17-8-35	114.17-7-3	114.17-7-20	114.17-3-9
Owner	Osepchugov, Dmitry	Lysiak, Christie J	Lepovich, Bradley C	Saez, Elizabeth	Rivera, Cindy A	Czerwonka, Andrew M
Address	17 Ashleaf Dr	38 Butternut Rd	5 Rushford Ln	9 Ashleaf Dr	22 Butternut Rd	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 205	55 x 164	60 x 120	62 x 192	62 x 155	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1813	1108	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	1040 0	624 0	624 0	400 0	625 0
SFLA	2437	2148	1844	1806	1620	1737
Att/Det Gar Sqft		576			400	
Prior Land	$26,000					
Prior Total	$180,000					
Comp Land Estimate	$31,900	$27,600	$25,500	$31,400	$29,400	$27,900
Sale Date		7/18/2019	5/25/2018	6/13/2018	8/9/2019	9/22/2020
Sale Price		$189,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$195,600	$203,400	$199,500	$190,000	$220,000
TADJSP/SQFT		$91.06	$110.30	$110.47	$117.28	$126.66
Total Adj Factors	$158,800	$144,900	$124,400	$129,400	$127,800	$140,200
Adjusted Sale Price		$209,500	$237,800	$228,900	$221,000	$238,600
Comparable Estimate	$227,200 ($93.23/SFLA)					

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

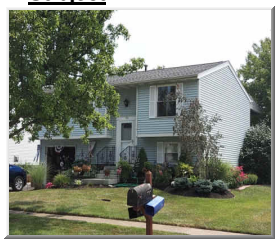
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-29	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Sivula, David W	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	18 Ashleaf Dr	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 152	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1028	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	442 0	400 0	624 0	624 0	625 0
SFLA	1460	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$23,400					
Prior Total	$135,000					
Comp Land Estimate	$28,500	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$103,800	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$172,800	$166,000	$173,900	$182,800	$183,600
Comparable Estimate	$175,800 ($120.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-6	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Rudick, Kevin M	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	21 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 111	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	624	1182	1220	1220	1112	1108
2nd Sty Area	1182	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1806	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$20,500					
Prior Total	$150,000					
Comp Land Estimate	$25,200	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$123,000	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$193,100	$202,000	$185,200	$202,800	$173,700
Comparable Estimate	$191,400 ($105.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-28	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Isbrandt, Janet A	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	22 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 144	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1220	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	624 0	400 0	625 0	442 0
SFLA	1792	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$22,900					
Prior Total	$150,000					
Comp Land Estimate	$27,800	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$121,700	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$191,800	$200,700	$183,900	$201,500	$190,700
Comparable Estimate	$193,700 ($108.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-7	114.17-8-5	114.17-6-1	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Daniels, Zarda	Marr, Michael J	Koch, Brian	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	25 Ashleaf Dr	167 Losson Rd	3 Butternut Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 213	64 x 130	85 x 120	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 216	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1040	1080	1292	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	216 224	225 0	528 0	660 0	373 300	438 0
SFLA	1256	1305	1820	1668	1713	1834
Att/Det Gar Sqft			242			
Prior Land	$26,100					
Prior Total	$138,000					
Comp Land Estimate	$32,000	$27,800	$31,800	$27,000	$25,500	$26,700
Sale Date		9/28/2018	8/25/2020	5/23/2018	10/19/2018	9/12/2018
Sale Price		$175,000	$215,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$188,100	$215,000	$208,900	$229,800	$209,600
TADJSP/SQFT		$144.14	$118.13	$125.24	$134.15	$114.29
Total Adj Factors	$98,500	$112,700	$131,300	$116,700	$122,900	$126,700
Adjusted Sale Price		$173,900	$182,200	$190,700	$205,400	$181,400
Comparable Estimate	$186,700 ($148.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-27	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Strauss, Benjamin D	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	26 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 138	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1220	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	624 0	400 0	625 0	442 0
SFLA	1792	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$22,500					
Prior Total	$154,131					
Comp Land Estimate	$27,300	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$127,200	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$197,300	$206,200	$189,400	$207,000	$196,200
Comparable Estimate	$199,200 ($111.16/SFLA)					

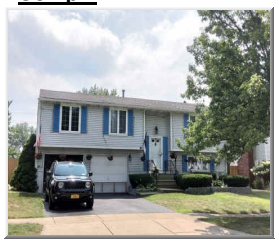
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-8	114.17-7-20	114.17-7-3	114.17-8-35	114.17-7-19	114.17-3-9
Owner	Herbstritt, David L	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Pilarz, Derek S	Czerwonka, Andrew M
Address	29 Ashleaf Dr	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	26 Butternut Rd	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 213	62 x 155	62 x 192	60 x 120	62 x 156	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 676	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	3 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 2	4 Full 2	4 Full 2	4 Full 1	4 Full 2
1st Sty Area	1000	1220	1182	1220	998	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	676 0	400 0	624 0	624 0	442 0	625 0
SFLA	1676	1620	1806	1844	1440	1737
Att/Det Gar Sqft		400				
Prior Land	$25,800					
Prior Total	$140,851					
Comp Land Estimate	$31,300	$29,400	$31,400	$25,500	$29,400	$27,900
Sale Date		8/9/2019	6/13/2018	5/25/2018	12/31/2018	9/22/2020
Sale Price		$185,000	$182,500	$185,000	$167,900	$220,000
Time Adj Sale Price		$190,000	$199,500	$203,400	$177,400	$220,000
TADJSP/SQFT		$117.28	$110.47	$110.30	$123.19	$126.66
Total Adj Factors	$110,600	$127,800	$129,400	$124,400	$108,400	$140,200
Adjusted Sale Price		$172,800	$180,700	$189,600	$179,600	$190,400
Comparable Estimate	$182,600 ($108.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-26	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Yacinthe, Denise L	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	30 Ashleaf Dr	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1136	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	442 0	400 0	624 0	624 0	625 0
SFLA	1136	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$22,200					
Prior Total	$119,000					
Comp Land Estimate	$26,900	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$93,000	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$162,000	$155,200	$163,100	$172,000	$172,800
Comparable Estimate	$165,000 ($145.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-9	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Simmeth, Frank J	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	33 Ashleaf Dr	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 212	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1100	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	400 0	442 0	624 0	624 0	625 0
SFLA	1620	1620	1440	1806	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$25,700					
Prior Total	$141,847					
Comp Land Estimate	$31,300	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$111,800	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$174,000	$180,800	$181,900	$190,800	$191,600
Comparable Estimate	$183,800 ($113.46/SFLA)					

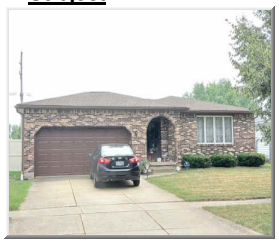
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-25	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Masci, Theodore J	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	34 Ashleaf Dr	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	936	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	442 0	400 0	624 0	624 0	625 0
SFLA	1368	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$22,200					
Prior Total	$127,000					
Comp Land Estimate	$26,900	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$96,400	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$165,400	$158,600	$166,500	$175,400	$176,200
Comparable Estimate	$168,400 ($123.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-10	114.17-3-8	113.20-5-36	114.13-2-46	114.13-2-18	114.17-3-24
Owner	Stau, Brandon M	Krempa, Jonathan J	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey	Morrissey, Terrence
Address	37 Ashleaf Dr	109 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 212	60 x 145	131 x 115	60 x 120	62 x 120	60 x 121
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	1986 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0	1989 / 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 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1220	1004	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1220	1004	1235	1255
Att/Det Gar Sqft	418	418	440	414	441	441
Prior Land	$25,700					
Prior Total	$116,000					
Comp Land Estimate	$31,300	$27,900	$38,400	$25,500	$26,100	$25,600
Sale Date		7/6/2018	9/11/2018	8/9/2019	3/2/2018	2/11/2020
Sale Price		$180,000	$182,000	$170,000	$162,000	$153,000
Time Adj Sale Price		$195,700	$195,600	$174,600	$180,100	$154,300
TADJSP/SQFT		$182.56	$160.33	$173.90	$145.83	$122.95
Total Adj Factors	$91,700	$116,300	$119,600	$101,500	$104,800	$95,600
Adjusted Sale Price		$171,100	$167,700	$164,800	$167,000	$150,400
Comparable Estimate	$164,200 ($171.04/SFLA)					

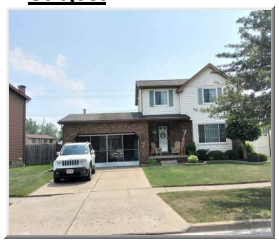
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-24	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Parker, Robert C	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	38 Ashleaf Dr	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1220	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	624 0	400 0	625 0	442 0
SFLA	1792	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$22,200					
Prior Total	$152,388					
Comp Land Estimate	$26,900	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$125,100	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$195,200	$204,100	$187,300	$204,900	$194,100
Comparable Estimate	$197,100 ($109.99/SFLA)					

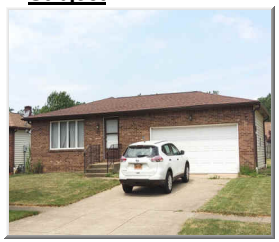
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-11	114.17-3-24	114.13-2-18	113.20-5-36	113.20-5-2	114.13-2-26
Owner	Kwas, Joseph P	Morrissey, Terrence	Joy, Geoffrey	Kaska, Julie	Szymanski, Brian	Miller, Eric W
Address	41 Ashleaf Dr	173 Hillpine Rd	232 Losson Rd	26 Redoak Dr	97 Losson Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 212	60 x 121	62 x 120	131 x 115	73 x 120	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1989 / 0	1990 / 0	1987 / 0	1988 / 0	1998 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1268	1255	1235	1220	1302	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1268	1255	1235	1220	1302	1426
Att/Det Gar Sqft	396	441	441	440	399	400
Prior Land	$25,700					
Prior Total	$141,900					
Comp Land Estimate	$31,300	$25,600	$26,100	$38,400	$29,400	$27,000
Sale Date		2/11/2020	3/2/2018	9/11/2018	5/24/2019	11/5/2020
Sale Price		$153,000	$162,000	$182,000	$131,500	$207,500
Time Adj Sale Price		$154,300	$180,100	$195,600	$136,400	$207,500
TADJSP/SQFT		$122.95	$145.83	$160.33	$104.76	$145.51
Total Adj Factors	$110,100	$95,600	$104,800	$119,600	$88,100	$122,300
Adjusted Sale Price		$168,800	$185,400	$186,100	$158,400	$195,300
Comparable Estimate	$178,800 ($141.01/SFLA)					

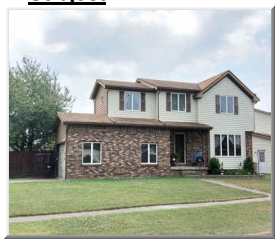
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-23	114.17-3-8	114.13-2-46	113.20-5-36	114.13-2-18	114.17-3-24
Owner	Cahalan, John T III	Krempa, Jonathan J	Tomasello, Susan L	Kaska, Julie	Joy, Geoffrey	Morrissey, Terrence
Address	42 Ashleaf Dr	109 Hillpine Rd	80 Elmleaf Dr	26 Redoak Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	60 x 145	60 x 120	131 x 115	62 x 120	60 x 121
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	1987 / 0	1989 / 0	2003 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1004	1220	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1004	1220	1235	1255
Att/Det Gar Sqft	418	418	414	440	441	441
Prior Land	$22,200					
Prior Total	$115,000					
Comp Land Estimate	$26,900	$27,900	$25,500	$38,400	$26,100	$25,600
Sale Date		7/6/2018	8/9/2019	9/11/2018	3/2/2018	2/11/2020
Sale Price		$180,000	$170,000	$182,000	$162,000	$153,000
Time Adj Sale Price		$195,700	$174,600	$195,600	$180,100	$154,300
TADJSP/SQFT		$182.56	$173.90	$160.33	$145.83	$122.95
Total Adj Factors	$88,400	$116,300	$101,500	$119,600	$104,800	$95,600
Adjusted Sale Price		$167,800	$161,500	$164,400	$163,700	$147,100
Comparable Estimate	$160,900 ($167.6/SFLA)					

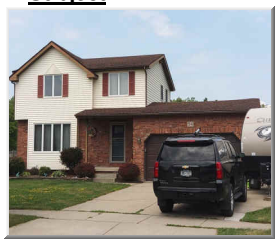
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-12	114.17-3-8	113.20-5-36	114.13-2-18	114.17-3-24	114.13-2-46
Owner	Damato, Charlene A	Krempa, Jonathan J	Kaska, Julie	Joy, Geoffrey	Morrissey, Terrence	Tomasello, Susan L
Address	45 Ashleaf Dr	109 Hillpine Rd	26 Redoak Dr	232 Losson Rd	173 Hillpine Rd	80 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 212	60 x 145	131 x 115	62 x 120	60 x 121	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1989 / 0	1987 / 0	1990 / 0	1989 / 0	2003 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 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	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1072	1220	1235	1255	1004
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1072	1220	1235	1255	1004
Att/Det Gar Sqft	418	418	440	441	441	414
Prior Land	$25,700					
Prior Total	$123,100					
Comp Land Estimate	$31,300	$27,900	$38,400	$26,100	$25,600	$25,500
Sale Date		7/6/2018	9/11/2018	3/2/2018	2/11/2020	8/9/2019
Sale Price		$180,000	$182,000	$162,000	$153,000	$170,000
Time Adj Sale Price		$195,700	$195,600	$180,100	$154,300	$174,600
TADJSP/SQFT		$182.56	$160.33	$145.83	$122.95	$173.90
Total Adj Factors	$98,600	$116,300	$119,600	$104,800	$95,600	$101,500
Adjusted Sale Price		$178,000	$174,600	$173,900	$157,300	$171,700
Comparable Estimate	$171,100 ($156.68/SFLA)					

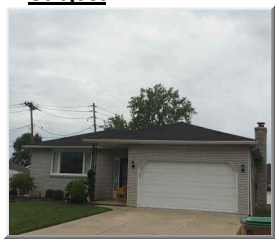
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-22	114.17-8-14	114.13-2-26	113.20-5-57.2	114.13-2-18	114.17-3-24
Owner	Potter, David M	Eddy, Robert T	Miller, Eric W	Jones, Dawan D	Joy, Geoffrey	Morrissey, Terrence
Address	46 Ashleaf Dr	203 Losson Rd	20 Rushford Ln	41 Redoak Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 134	62 x 130	65 x 120	62 x 142	62 x 120	60 x 121
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	1987 / 0	1985 / 0	1998 / 0	1990 / 0	1990 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1484	1596	1426	1562	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1484	1596	1426	1562	1235	1255
Att/Det Gar Sqft	378	462	400	440	441	441
Prior Land	$22,200					
Prior Total	$150,000					
Comp Land Estimate	$26,900	$27,100	$27,000	$28,300	$26,100	$25,600
Sale Date		10/2/2018	11/5/2020	11/26/2019	3/2/2018	2/11/2020
Sale Price		$192,000	$207,500	$212,500	$162,000	$153,000
Time Adj Sale Price		$205,200	$207,500	$216,100	$180,100	$154,300
TADJSP/SQFT		$128.57	$145.51	$138.35	$145.83	$122.95
Total Adj Factors	$121,600	$148,700	$122,300	$143,900	$104,800	$95,600
Adjusted Sale Price		$178,100	$206,800	$193,800	$196,900	$180,300
Comparable Estimate	$191,200 ($128.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-13	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	113.20-5-11
Owner	Holdner, Philip	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Gould, David
Address	49 Ashleaf Dr	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 209	60 x 120	63 x 145	66 x 119	59 x 116	85 x 120
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	1986 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	632	848	874	813	954
2nd Sty Area	660	888	617	641	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1524	1520	1465	1515	1553	1620
Att/Det Gar Sqft	440	400	440	440	420	441
Prior Land	$27,900					
Prior Total	$155,000					
Comp Land Estimate	$35,600	$25,500	$28,900	$27,200	$24,800	$31,800
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	3/5/2018
Sale Price		$207,000	$210,000	$206,500	$205,000	$180,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$200,100
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$123.52
Total Adj Factors	$128,600	$114,900	$115,100	$115,000	$116,700	$132,500
Adjusted Sale Price		$221,400	$245,700	$235,600	$219,600	$196,200
Comparable Estimate	$223,700 ($146.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-21	114.17-3-8	114.13-2-46	114.13-2-18	113.20-5-36	114.17-3-24
Owner	McDonnell, Kathleen A	Krempa, Jonathan J	Tomasello, Susan L	Joy, Geoffrey	Kaska, Julie	Morrissey, Terrence
Address	50 Ashleaf Dr	109 Hillpine Rd	80 Elmleaf Dr	232 Losson Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 134	60 x 145	60 x 120	62 x 120	131 x 115	60 x 121
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	1986 / 0	1989 / 0	2003 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1004	1235	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1004	1235	1220	1255
Att/Det Gar Sqft	418	418	414	441	440	441
Prior Land	$21,500					
Prior Total	$114,000					
Comp Land Estimate	$26,000	$27,900	$25,500	$26,100	$38,400	$25,600
Sale Date		7/6/2018	8/9/2019	3/2/2018	9/11/2018	2/11/2020
Sale Price		$180,000	$170,000	$162,000	$182,000	$153,000
Time Adj Sale Price		$195,700	$174,600	$180,100	$195,600	$154,300
TADJSP/SQFT		$182.56	$173.90	$145.83	$160.33	$122.95
Total Adj Factors	$87,700	$116,300	$101,500	$104,800	$119,600	$95,600
Adjusted Sale Price		$167,100	$160,800	$163,000	$163,700	$146,400
Comparable Estimate	$160,200 ($166.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-14	113.20-5-18	114.17-6-20	113.20-5-11	114.17-6-11	114.17-7-22
Owner	Adamczyk, Leonard J	Mohamed, Mushtaq A	Hajiskari, Parker E	Gould, David	Kleinfelder, Michael R	Cacaccio, Jessica L
Address	53 Ashleaf Dr	121 Groell Ave	63 Rushford Ln	133 Losson Rd	58 Hillpine Rd	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	104 x 203	115 x 140	65 x 194	85 x 120	60 x 120	62 x 155
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	1987 / 0	1987 / 0	1987 / 0	1990 / 0	1987 / 0	1988 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / Y	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	4	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	748	1018	934	954	632	1052
2nd Sty Area	920	825	839	666	888	772
Fin Bsmt/Fin Rec Rm	0 0	0 108	0 0	0 0	0 0	0 0
SFLA	1668	1843	1773	1620	1520	1824
Att/Det Gar Sqft	440	528	420	441	400	440
Prior Land	$32,800					
Prior Total	$195,000					
Comp Land Estimate	$43,000	$40,200	$32,600	$31,800	$25,500	$29,400
Sale Date		2/20/2020	4/20/2020	3/5/2018	5/20/2020	3/5/2019
Sale Price		$275,000	$215,000	$180,000	$207,000	$205,000
Time Adj Sale Price		$277,300	$216,100	$200,100	$207,700	$214,000
TADJSP/SQFT		$150.46	$121.88	$123.52	$136.64	$117.32
Total Adj Factors	$157,600	$174,700	$134,100	$132,500	$114,900	$134,700
Adjusted Sale Price		$260,200	$239,600	$225,200	$250,400	$236,900
Comparable Estimate	$242,500 ($145.38/SFLA)					

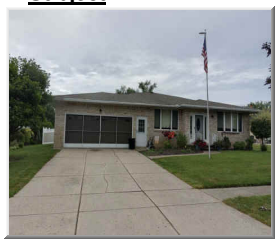
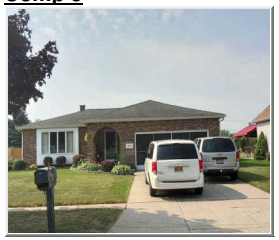
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-20	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Connor, Scott	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	54 Ashleaf Dr	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 137	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1987 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	616	796	848	632	874	813
2nd Sty Area	634	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 250
SFLA	1250	1381	1465	1520	1515	1553
Att/Det Gar Sqft	440	440	440	400	440	420
Prior Land	$21,600					
Prior Total	$157,000					
Comp Land Estimate	$26,000	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$112,300	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$228,000	$229,400	$205,100	$219,300	$203,300
Comparable Estimate	$217,000 ($173.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-32	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Stencel Mark & W	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	118 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	69 x 185	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
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	1980 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1347	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1347	1344	1339	1092	1235	1255
Att/Det Gar Sqft	399	460	462	396	441	441
Prior Land	$26,600					
Prior Total	$147,000					
Comp Land Estimate	$33,600	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$117,800	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$175,600	$179,200	$195,800	$193,100	$176,500
Comparable Estimate	$184,000 ($136.6/SFLA)					

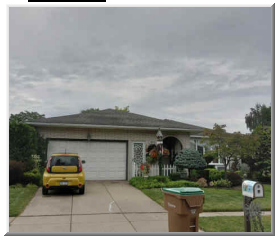
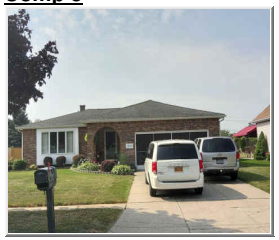
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-31	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Evans, Demetrius T	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	122 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	69 x 185	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 448	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1448	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	448 0	438 0	660 0	373 300	528 0	225 0
SFLA	1896	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$26,600					
Prior Total	$177,000					
Comp Land Estimate	$33,600	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$135,600	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$218,500	$227,800	$242,500	$219,300	$211,000
Comparable Estimate	$223,800 ($118.04/SFLA)					

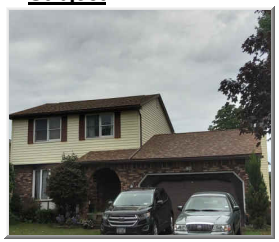
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-30	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Stahura Alfred J & W	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	126 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 167	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / 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	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1164	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	660 0	373 300	438 0	225 0	528 0
SFLA	1424	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$25,400					
Prior Total	$143,000					
Comp Land Estimate	$31,900	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$116,000	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$208,200	$222,900	$198,900	$191,400	$199,700
Comparable Estimate	$204,200 ($143.4/SFLA)					

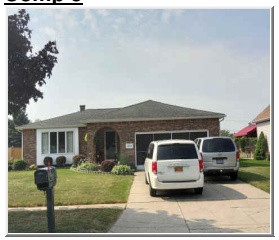
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-29	114.19-1-71	114.19-2-77	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Kaczmarek, David	Kotas, Danielle L	Talukder, Mohammed W	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	130 Barbados Dr	99 Jerome Dr	299 Barbados Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 151	65 x 120	64 x 120	60 x 120	85 x 120	64 x 130
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1316	1008	1396	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	660 0	438 0	373 300	528 0	225 0
SFLA	1772	1668	1834	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$24,400					
Prior Total	$149,000					
Comp Land Estimate	$30,400	$27,000	$26,700	$25,500	$31,800	$27,800
Sale Date		5/23/2018	9/12/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$195,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$209,600	$229,800	$215,000	$188,100
TADJSP/SQFT		$125.24	$114.29	$134.15	$118.13	$144.14
Total Adj Factors	$123,400	$116,700	$126,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$215,600	$206,300	$230,300	$207,100	$198,800
Comparable Estimate	$211,600 ($119.41/SFLA)					

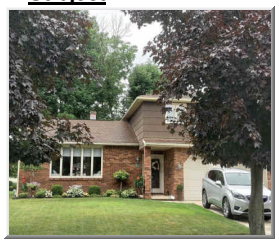
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-34	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Charvat, Donald John	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	133 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1979 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1754	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1754	1805	1344	1645	1339	1596
Att/Det Gar Sqft	220	400	460	462	462	462
Prior Land	$22,500					
Prior Total	$149,317					
Comp Land Estimate	$28,500	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$124,800	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$224,900	$182,600	$221,600	$186,200	$181,300
Comparable Estimate	$199,300 ($113.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-28	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Szymkowiak Dean J	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	134 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 142	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 416	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1368	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	416 0	438 0	660 0	373 300	528 0	225 0
SFLA	1784	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,800					
Prior Total	$157,000					
Comp Land Estimate	$29,600	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$131,400	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$214,300	$223,600	$238,300	$215,100	$206,800
Comparable Estimate	$219,600 ($123.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-35	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Mayback, Kevin J	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	137 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1979 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1725	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1725	1805	1344	1645	1339	1596
Att/Det Gar Sqft	200	400	460	462	462	462
Prior Land	$22,500					
Prior Total	$156,040					
Comp Land Estimate	$28,500	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$133,600	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$233,700	$191,400	$230,400	$195,000	$190,100
Comparable Estimate	$208,100 ($120.64/SFLA)					

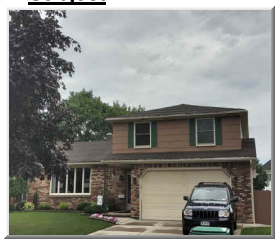
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-27	114.19-2-34	114.19-2-30	114.18-4-29	114.18-3-25	114.18-4-28
Owner	Blackhall Jennifer	Ipe, John	Hoffman, Christine M	White, Donald II	Waag, Brian	Begay, Stephen G
Address	138 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	233 Towers Blvd	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 141	65 x 117	85 x 118	77 x 131	70 x 130	67 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	1979 / 0	1980 / 0	1987 / 0	1990 / 0	1990 / 0	1989 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	923	936	912	1016	676	1078
2nd Sty Area	700	728	712	784	725	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 275	0 0
SFLA	1623	1664	1624	1800	1401	1890
Att/Det Gar Sqft	420	400	440	460	480	380
Prior Land	$23,700					
Prior Total	$163,925					
Comp Land Estimate	$29,600	$26,700	$31,500	$31,700	$29,600	$28,700
Sale Date		12/12/2019	9/15/2020	12/2/2019	8/25/2020	5/25/2018
Sale Price		$170,000	$245,332	$210,000	$189,000	$218,900
Time Adj Sale Price		$172,300	$245,300	$212,800	$189,000	$240,700
TADJSP/SQFT		$103.55	$151.05	$118.22	$134.90	$127.35
Total Adj Factors	$125,300	$106,000	$157,300	$120,300	$109,700	$141,800
Adjusted Sale Price		$191,600	$213,300	$217,800	$204,600	$224,200
Comparable Estimate	$210,300 ($129.57/SFLA)					

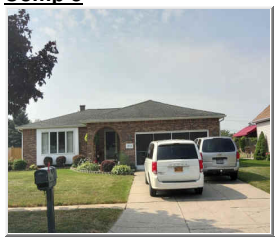
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-36	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Seifert, Mark A	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	141 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1979 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1742	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1742	1805	1344	1645	1339	1596
Att/Det Gar Sqft	210	400	460	462	462	462
Prior Land	$22,500					
Prior Total	$161,186					
Comp Land Estimate	$28,500	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$139,100	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$239,200	$196,900	$235,900	$200,500	$195,600
Comparable Estimate	$213,600 ($122.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-26	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Keating, Douglas H	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	142 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 140	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1372	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	438 0	660 0	373 300	528 0	225 0
SFLA	1798	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,700					
Prior Total	$147,700					
Comp Land Estimate	$29,500	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$122,200	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$205,100	$214,400	$229,100	$205,900	$197,600
Comparable Estimate	$210,400 ($117.02/SFLA)					

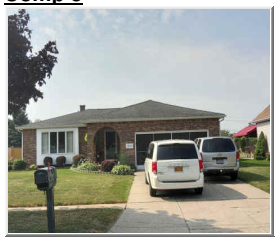
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-37	114.19-1-68	114.19-2-14	114.18-2-6	114.17-8-14	114.18-8-20
Owner	Stachura, Kathleen V	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Eddy, Robert T	Anx, Quintessence
Address	145 Barbados Dr	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	203 Losson Rd	181 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	67 x 120	48 x 133	68 x 144	62 x 130	87 x 126
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	1981 / 0	1981 / 0	1987 / 0	1991 / 0	1985 / 0	1995 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1594	1344	1339	1805	1596	1645
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 0	0 650
SFLA	1594	1344	1339	1805	1596	1645
Att/Det Gar Sqft	506	460	462	400	462	462
Prior Land	$22,500					
Prior Total	$155,127					
Comp Land Estimate	$28,500	$27,600	$22,700	$30,500	$27,100	$32,900
Sale Date		8/30/2019	2/5/2019	8/27/2020	10/2/2018	8/24/2020
Sale Price		$171,500	$170,000	$257,900	$192,000	$273,725
Time Adj Sale Price		$176,100	$178,000	$257,900	$205,200	$273,700
TADJSP/SQFT		$131.03	$132.94	$142.88	$128.57	$166.38
Total Adj Factors	$131,800	$118,300	$116,600	$157,800	$148,700	$176,900
Adjusted Sale Price		$189,600	$193,200	$231,900	$188,300	$228,600
Comparable Estimate	$206,300 ($129.42/SFLA)					

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

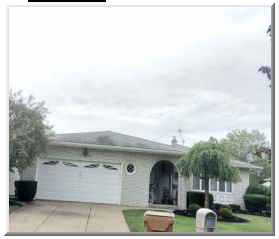
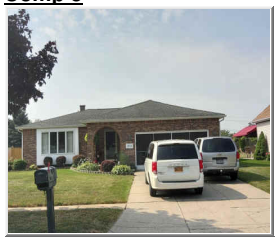
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-25	114.19-1-71	114.19-2-77	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Revekant , Thomas F	Kotas, Danielle L	Talukder, Mohammed W	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	146 Barbados Dr	99 Jerome Dr	299 Barbados Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 139	65 x 120	64 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1316	1008	1396	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	660 0	438 0	373 300	528 0	225 0
SFLA	1772	1668	1834	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,600					
Prior Total	$157,000					
Comp Land Estimate	$29,400	$27,000	$26,700	$25,500	$31,800	$27,800
Sale Date		5/23/2018	9/12/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$195,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$209,600	$229,800	$215,000	$188,100
TADJSP/SQFT		$125.24	$114.29	$134.15	$118.13	$144.14
Total Adj Factors	$131,300	$116,700	$126,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$223,500	$214,200	$238,200	$215,000	$206,700
Comparable Estimate	$219,500 ($123.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-38	114.19-1-68	114.18-2-6	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Springer, Paul H	Kolodziejski, Daniel J	Szerbiak, Eugene C	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	149 Barbados Dr	96 Jerome Dr	272 Towers Blvd	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	67 x 120	68 x 144	87 x 126	48 x 133	62 x 130
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	1981 / 0	1981 / 0	1991 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1662	1344	1805	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 0	0 650	0 400	0 0
SFLA	1662	1344	1805	1645	1339	1596
Att/Det Gar Sqft	483	460	400	462	462	462
Prior Land	$22,500					
Prior Total	$158,281					
Comp Land Estimate	$28,500	$27,600	$30,500	$32,900	$22,700	$27,100
Sale Date		8/30/2019	8/27/2020	8/24/2020	2/5/2019	10/2/2018
Sale Price		$171,500	$257,900	$273,725	$170,000	$192,000
Time Adj Sale Price		$176,100	$257,900	$273,700	$178,000	$205,200
TADJSP/SQFT		$131.03	$142.88	$166.38	$132.94	$128.57
Total Adj Factors	$135,600	$118,300	$157,800	$176,900	$116,600	$148,700
Adjusted Sale Price		$193,400	$235,700	$232,400	$197,000	$192,100
Comparable Estimate	$210,100 ($126.41/SFLA)					

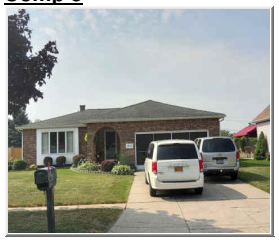
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-24	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Hubbard , Arthur G	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	150 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 138	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1372	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	438 0	660 0	373 300	528 0	225 0
SFLA	1798	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,500					
Prior Total	$147,100					
Comp Land Estimate	$29,300	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$127,500	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$210,400	$219,700	$234,400	$211,200	$202,900
Comparable Estimate	$215,700 ($119.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-39	114.19-1-68	114.18-2-6	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Kozak, Sigmund G	Kolodziejski, Daniel J	Szerbiak, Eugene C	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	153 Barbados Dr	96 Jerome Dr	272 Towers Blvd	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	67 x 120	68 x 144	87 x 126	48 x 133	62 x 130
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	1982 / 0	1981 / 0	1991 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1662	1344	1805	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 0	0 650	0 400	0 0
SFLA	1662	1344	1805	1645	1339	1596
Att/Det Gar Sqft	484	460	400	462	462	462
Prior Land	$22,500					
Prior Total	$161,601					
Comp Land Estimate	$28,500	$27,600	$30,500	$32,900	$22,700	$27,100
Sale Date		8/30/2019	8/27/2020	8/24/2020	2/5/2019	10/2/2018
Sale Price		$171,500	$257,900	$273,725	$170,000	$192,000
Time Adj Sale Price		$176,100	$257,900	$273,700	$178,000	$205,200
TADJSP/SQFT		$131.03	$142.88	$166.38	$132.94	$128.57
Total Adj Factors	$139,600	$118,300	$157,800	$176,900	$116,600	$148,700
Adjusted Sale Price		$197,400	$239,700	$236,400	$201,000	$196,100
Comparable Estimate	$214,100 ($128.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-23	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Smielecki, Paul C	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	154 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 137	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1372	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	438 0	660 0	373 300	528 0	225 0
SFLA	1798	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,400					
Prior Total	$154,000					
Comp Land Estimate	$29,200	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$127,400	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$210,300	$219,600	$234,300	$211,100	$202,800
Comparable Estimate	$215,600 ($119.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-40	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Roberts Joyce A	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	157 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1983 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1676	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1676	1805	1344	1645	1339	1596
Att/Det Gar Sqft	506	400	460	462	462	462
Prior Land	$22,500					
Prior Total	$162,348					
Comp Land Estimate	$28,500	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$140,500	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$240,600	$198,300	$237,300	$201,900	$197,000
Comparable Estimate	$215,000 ($128.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-22	114.19-1-75	114.19-1-68	114.19-2-14	114.17-3-8	114.13-2-18
Owner	Derenda, Brandi L	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Krempa, Jonathan J	Joy, Geoffrey
Address	158 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	109 Hillpine Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 136	60 x 120	67 x 120	48 x 133	60 x 145	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	4 Good	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	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1344	1339	1072	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 725	0 360	0 117	0 400	0 0	0 0
SFLA	1144	1092	1344	1339	1072	1235
Att/Det Gar Sqft	220	396	460	462	418	441
Prior Land	$26,200					
Prior Total	$146,000					
Comp Land Estimate	$33,800	$25,500	$27,600	$22,700	$27,900	$26,100
Sale Date		1/21/2020	8/30/2019	2/5/2019	7/6/2018	3/2/2018
Sale Price		$174,900	$171,500	$170,000	$180,000	$162,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$195,700	$180,100
TADJSP/SQFT		$161.72	$131.03	$132.94	$182.56	$145.83
Total Adj Factors	$118,800	$98,600	$118,300	$116,600	$116,300	$104,800
Adjusted Sale Price		$196,800	$176,600	$180,200	$198,200	$194,100
Comparable Estimate	$189,200 ($165.38/SFLA)					

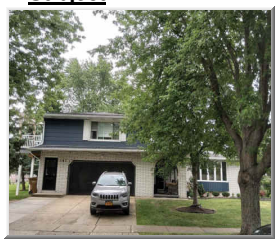
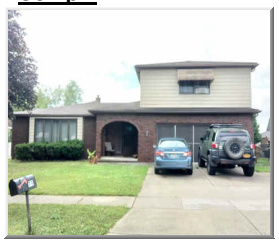
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-41.1	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Carosa Gino A	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	161 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1985 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1837	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1837	1805	1344	1645	1339	1596
Att/Det Gar Sqft	100	400	460	462	462	462
Prior Land	$25,200					
Prior Total	$158,696					
Comp Land Estimate	$32,700	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$143,300	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$243,400	$201,100	$240,100	$204,700	$199,800
Comparable Estimate	$217,800 ($118.56/SFLA)					

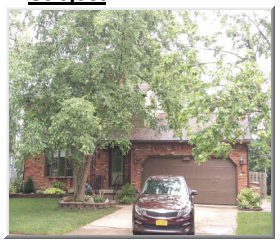
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

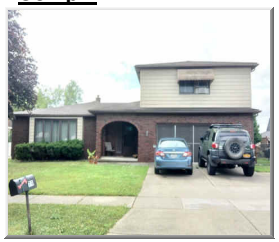
Roll Year: 2021

Option : 124_ENPM_OPTIONS

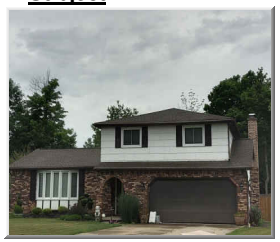
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-21	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Winkowski, Deborah A	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	166 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 133	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 209	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1424	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	209 0	660 0	373 300	438 0	528 0	225 0
SFLA	1633	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$25,900					
Prior Total	$144,000					
Comp Land Estimate	$33,500	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$117,400	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$209,600	$224,300	$200,300	$201,100	$192,800
Comparable Estimate	$205,600 ($125.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-43.1	125.12-7-15	114.08-1-20	114.19-2-77	114.19-2-10	114.19-1-71
Owner	Depczynski, Mary E	Cumbo, Sarah M	Hernandez, Richard G	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L
Address	167 Barbados Dr	79 Lou Dr	19 Felber Ln	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	127	123	124	124	124
School Code	143001	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	73 x 105	80 x 191	64 x 120	60 x 120	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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1982 / 0	1971 / 0	1963 / 0	1981 / 0	1981 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 312	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	5	5	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2
1st Sty Area	2224	1688	2588	1396	1340	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	792 690	250 0	438 0	373 300	660 0
SFLA	2536	2480	2838	1834	1713	1668
Att/Det Gar Sqft						
Prior Land	$25,200					
Prior Total	$170,000					
Comp Land Estimate	$32,700	$21,000	$34,600	$26,700	$25,500	$27,000
Sale Date		11/26/2018	6/26/2020	9/12/2018	10/19/2018	5/23/2018
Sale Price		$169,500	$236,000	$195,000	$215,000	$190,000
Time Adj Sale Price		$180,100	$236,400	$209,600	$229,800	$208,900
TADJSP/SQFT		$72.62	$83.30	$114.29	$134.15	$125.24
Total Adj Factors	$165,000	$129,500	$153,600	$126,700	$122,900	$116,700
Adjusted Sale Price		$215,600	$247,800	$247,900	$271,900	$257,200
Comparable Estimate	$248,100 ($97.83/SFLA)					

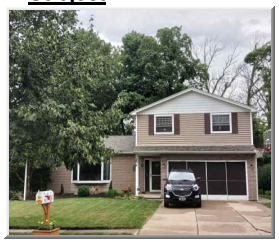
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-20	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-3-25
Owner	Higgins, Jerome T	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Waag, Brian
Address	170 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 133	65 x 117	85 x 118	77 x 131	67 x 130	70 x 130
Building Style	05 Colonial	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	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1990 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	936	912	1016	1078	676
2nd Sty Area	625	728	712	784	812	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 275
SFLA	1639	1664	1624	1800	1890	1401
Att/Det Gar Sqft	450	400	440	460	380	480
Prior Land	$22,100					
Prior Total	$170,316					
Comp Land Estimate	$26,800	$26,700	$31,500	$31,700	$28,700	$29,600
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/25/2020
Sale Price		$170,000	$245,332	$210,000	$218,900	$189,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$189,000
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$134.90
Total Adj Factors	$124,100	$106,000	$157,300	$120,300	$141,800	$109,700
Adjusted Sale Price		$190,400	$212,100	$216,600	$223,000	$203,400
Comparable Estimate	$209,100 ($127.58/SFLA)					

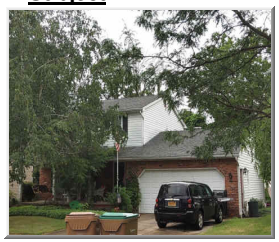
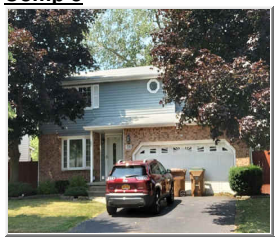
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-44	125.12-7-15	114.08-1-20	114.19-2-77	114.19-1-71	114.19-2-10
Owner	Kruszka, Joanne M	Cumbo, Sarah M	Hernandez, Richard G	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L
Address	173 Barbados Dr	79 Lou Dr	19 Felber Ln	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	127	123	124	124	124
School Code	143001	143007	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	122 x 120	73 x 105	80 x 191	64 x 120	65 x 120	60 x 120
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1971 / 0	1963 / 0	1981 / 0	1979 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 720	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	5	5	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2
1st Sty Area	1978	1688	2588	1396	1008	1340
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	720 0	792 690	250 0	438 0	660 0	373 300
SFLA	2698	2480	2838	1834	1668	1713
Att/Det Gar Sqft						
Prior Land	$29,000					
Prior Total	$180,000					
Comp Land Estimate	$38,300	$21,000	$34,600	$26,700	$27,000	$25,500
Sale Date		11/26/2018	6/26/2020	9/12/2018	5/23/2018	10/19/2018
Sale Price		$169,500	$236,000	$195,000	$190,000	$215,000
Time Adj Sale Price		$180,100	$236,400	$209,600	$208,900	$229,800
TADJSP/SQFT		$72.62	$83.30	$114.29	$125.24	$134.15
Total Adj Factors	$171,600	$129,500	$153,600	$126,700	$116,700	$122,900
Adjusted Sale Price		$222,200	$254,400	$254,500	$263,800	$278,500
Comparable Estimate	$254,700 ($94.4/SFLA)					

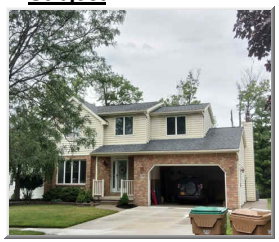
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-19	114.19-2-34	114.18-3-25	114.19-2-30	114.17-6-11	114.18-4-29
Owner	Kozak, Robert W	Ipe, John	Waag, Brian	Hoffman, Christine M	Kleinfelder, Michael R	White, Donald II
Address	174 Barbados Dr	348 Barbados Dr	233 Towers Blvd	332 Barbados Dr	58 Hillpine Rd	55 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 143	65 x 117	70 x 130	85 x 118	60 x 120	77 x 131
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	1980 / 0	1990 / 0	1987 / 0	1987 / 0	1990 / 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 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	865	936	676	912	632	1016
2nd Sty Area	675	728	725	712	888	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 275	0 300	0 0	0 600
SFLA	1540	1664	1401	1624	1520	1800
Att/Det Gar Sqft	400	400	480	440	400	460
Prior Land	$21,300					
Prior Total	$151,475					
Comp Land Estimate	$25,500	$26,700	$29,600	$31,500	$25,500	$31,700
Sale Date		12/12/2019	8/25/2020	9/15/2020	5/20/2020	12/2/2019
Sale Price		$170,000	$189,000	$245,332	$207,000	$210,000
Time Adj Sale Price		$172,300	$189,000	$245,300	$207,700	$212,800
TADJSP/SQFT		$103.55	$134.90	$151.05	$136.64	$118.22
Total Adj Factors	$100,600	$106,000	$109,700	$157,300	$114,900	$120,300
Adjusted Sale Price		$166,900	$179,900	$188,600	$193,400	$193,100
Comparable Estimate	$184,400 ($119.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-18	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Vong, Sang N	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	178 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 143	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
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	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 426	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1372	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	426 0	438 0	660 0	373 300	528 0	225 0
SFLA	1798	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,100					
Prior Total	$145,200					
Comp Land Estimate	$25,200	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$119,000	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$201,900	$211,200	$225,900	$202,700	$194,400
Comparable Estimate	$207,200 ($115.24/SFLA)					

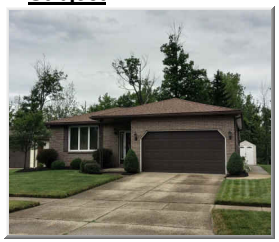
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-17	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Chandler, Brian E	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	182 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 436	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1456	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	436 0	438 0	660 0	373 300	528 0	225 0
SFLA	1892	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$19,400					
Prior Total	$148,100					
Comp Land Estimate	$23,100	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$123,200	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$206,100	$215,400	$230,100	$206,900	$198,600
Comparable Estimate	$211,400 ($111.73/SFLA)					

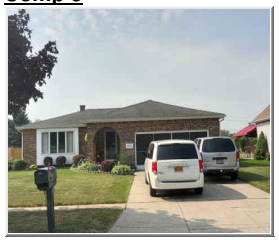
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-16	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Zimniewicz, Valentine T	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	190 Barbados Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 120	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 396	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1408	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	396 0	438 0	660 0	373 300	528 0	225 0
SFLA	1804	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$19,400					
Prior Total	$147,100					
Comp Land Estimate	$23,100	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$121,300	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$204,200	$213,500	$228,200	$205,000	$196,700
Comparable Estimate	$209,500 ($116.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-15	114.19-2-34	114.19-2-30	114.18-3-25	114.18-4-29	114.17-6-11
Owner	Rozewicz David S & W	Ipe, John	Hoffman, Christine M	Waag, Brian	White, Donald II	Kleinfelder, Michael R
Address	194 Barbados Dr	348 Barbados Dr	332 Barbados Dr	233 Towers Blvd	55 Parktrail Ln	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 116	65 x 117	85 x 118	70 x 130	77 x 131	60 x 120
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	1980 / 0	1980 / 0	1987 / 0	1990 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	936	912	676	1016	632
2nd Sty Area	675	728	712	725	784	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 275	0 600	0 0
SFLA	1577	1664	1624	1401	1800	1520
Att/Det Gar Sqft	441	400	440	480	460	400
Prior Land	$19,100					
Prior Total	$153,965					
Comp Land Estimate	$22,700	$26,700	$31,500	$29,600	$31,700	$25,500
Sale Date		12/12/2019	9/15/2020	8/25/2020	12/2/2019	5/20/2020
Sale Price		$170,000	$245,332	$189,000	$210,000	$207,000
Time Adj Sale Price		$172,300	$245,300	$189,000	$212,800	$207,700
TADJSP/SQFT		$103.55	$151.05	$134.90	$118.22	$136.64
Total Adj Factors	$113,300	$106,000	$157,300	$109,700	$120,300	$114,900
Adjusted Sale Price		$179,600	$201,300	$192,600	$205,800	$206,100
Comparable Estimate	$197,100 ($124.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-14	114.18-4-29	114.19-2-34	114.19-2-30	114.18-4-28	114.18-4-9
Owner	Murphy, Mary E	White, Donald II	Ipe, John	Hoffman, Christine M	Begay, Stephen G	Rogalski, Carol
Address	198 Barbados Dr	55 Parktrail Ln	348 Barbados Dr	332 Barbados Dr	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 120	77 x 131	65 x 117	85 x 118	67 x 130	65 x 138
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	1990 / 0	1990 / 0	1980 / 0	1987 / 0	1989 / 0	1991 / 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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	1016	936	912	1078	1098
2nd Sty Area	796	784	728	712	812	808
Fin Bsmt/Fin Rec Rm	0 475	0 600	0 0	0 300	0 0	0 0
SFLA	1670	1800	1664	1624	1890	1906
Att/Det Gar Sqft	440	460	400	440	380	484
Prior Land	$19,200					
Prior Total	$149,400					
Comp Land Estimate	$22,800	$31,700	$26,700	$31,500	$28,700	$28,900
Sale Date		12/2/2019	12/12/2019	9/15/2020	5/25/2018	8/2/2018
Sale Price		$210,000	$170,000	$245,332	$218,900	$245,000
Time Adj Sale Price		$212,800	$172,300	$245,300	$240,700	$264,900
TADJSP/SQFT		$118.22	$103.55	$151.05	$127.35	$138.98
Total Adj Factors	$122,900	$120,300	$106,000	$157,300	$141,800	$143,300
Adjusted Sale Price		$215,400	$189,200	$210,900	$221,800	$244,500
Comparable Estimate	$216,400 ($129.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-13	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Mangione John & Jayne	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	202 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1144	1092	1344	1339	1235	1220
Att/Det Gar Sqft	418	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$128,100					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$98,700	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$176,700	$156,500	$160,100	$174,000	$174,700
Comparable Estimate	$168,400 ($147.2/SFLA)					

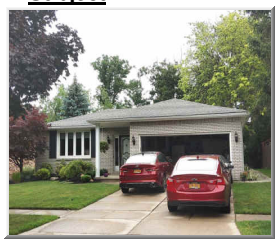
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-12	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Wojciechowski, Thomas	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	206 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1380	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1380	1344	1339	1092	1235	1255
Att/Det Gar Sqft	400	460	462	396	441	441
Prior Land	$21,000					
Prior Total	$139,000					
Comp Land Estimate	$25,500	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$108,700	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$166,500	$170,100	$186,700	$184,000	$167,400
Comparable Estimate	$174,900 ($126.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-11	114.19-1-68	114.19-2-14	114.18-2-6	114.18-8-20	114.17-8-14
Owner	Burst, Kimberly A	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Anx, Quintessence	Eddy, Robert T
Address	210 Barbados Dr	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	67 x 120	48 x 133	68 x 144	87 x 126	62 x 130
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	1979 / 0	1981 / 0	1987 / 0	1991 / 0	1995 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1629	1344	1339	1805	1645	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 650	0 0
SFLA	1629	1344	1339	1805	1645	1596
Att/Det Gar Sqft	400	460	462	400	462	462
Prior Land	$21,000					
Prior Total	$147,000					
Comp Land Estimate	$25,500	$27,600	$22,700	$30,500	$32,900	$27,100
Sale Date		8/30/2019	2/5/2019	8/27/2020	8/24/2020	10/2/2018
Sale Price		$171,500	$170,000	$257,900	$273,725	$192,000
Time Adj Sale Price		$176,100	$178,000	$257,900	$273,700	$205,200
TADJSP/SQFT		$131.03	$132.94	$142.88	$166.38	$128.57
Total Adj Factors	$130,500	$118,300	$116,600	$157,800	$176,900	$148,700
Adjusted Sale Price		$188,300	$191,900	$230,600	$227,300	$187,000
Comparable Estimate	$205,000 ($125.84/SFLA)					

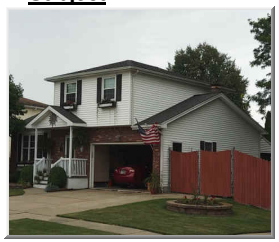
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

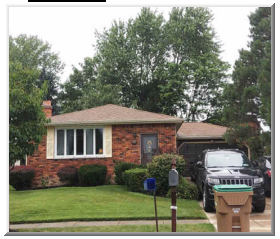
Option : 124_ENPM_OPTIONS

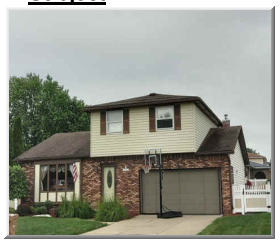
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-10	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Barnhard, Leroy J	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	214 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1380	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1380	1344	1339	1092	1235	1255
Att/Det Gar Sqft	440	460	462	396	441	441
Prior Land	$21,000					
Prior Total	$140,000					
Comp Land Estimate	$25,500	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$109,000	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$166,800	$170,400	$187,000	$184,300	$167,700
Comparable Estimate	$175,200 ($126.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-9	114.19-2-34	114.18-4-29	114.18-4-28	114.18-4-9	114.19-2-30
Owner	Dodge, Joseph T	Ipe, John	White, Donald II	Begay, Stephen G	Rogalski, Carol	Hoffman, Christine M
Address	218 Barbados Dr	348 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl	332 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	65 x 117	77 x 131	67 x 130	65 x 138	85 x 118
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	1980 / 0	1990 / 0	1989 / 0	1991 / 0	1987 / 0
Condition	3 Normal	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 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	978	936	1016	1078	1098	912
2nd Sty Area	780	728	784	812	808	712
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 600	0 0	0 0	0 300
SFLA	1758	1664	1800	1890	1906	1624
Att/Det Gar Sqft	400	400	460	380	484	440
Prior Land	$21,000					
Prior Total	$164,838					
Comp Land Estimate	$25,500	$26,700	$31,700	$28,700	$28,900	$31,500
Sale Date		12/12/2019	12/2/2019	5/25/2018	8/2/2018	9/15/2020
Sale Price		$170,000	$210,000	$218,900	$245,000	$245,332
Time Adj Sale Price		$172,300	$212,800	$240,700	$264,900	$245,300
TADJSP/SQFT		$103.55	$118.22	$127.35	$138.98	$151.05
Total Adj Factors	$126,400	$106,000	$120,300	$141,800	$143,300	$157,300
Adjusted Sale Price		$192,700	$218,900	$225,300	$248,000	$214,400
Comparable Estimate	$219,900 ($125.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-70	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Moran, William	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	219 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 121	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 360	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1740	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	360 0	438 0	373 300	660 0	528 0	225 0
SFLA	2100	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$23,600					
Prior Total	$166,900					
Comp Land Estimate	$30,500	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$141,100	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$224,000	$248,000	$233,300	$224,800	$216,500
Comparable Estimate	$229,300 ($109.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-8	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Tasker, Bryan J Jr	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	222 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
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	1979 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1372	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1372	1344	1339	1092	1235	1255
Att/Det Gar Sqft	440	460	462	396	441	441
Prior Land	$21,000					
Prior Total	$143,673					
Comp Land Estimate	$25,500	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$113,800	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$171,600	$175,200	$191,800	$189,100	$172,500
Comparable Estimate	$180,000 ($131.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-7	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Hypnarowski Bogus R &	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	226 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	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	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1144	1092	1344	1339	1235	1220
Att/Det Gar Sqft	418	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$130,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$99,000	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$177,000	$156,800	$160,400	$174,300	$175,000
Comparable Estimate	$168,700 ($147.47/SFLA)					

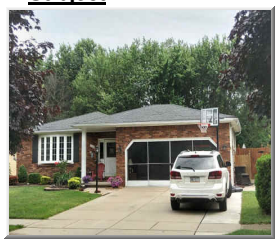
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-69	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Lamartina, Charles J	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	229 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 121	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 369	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / 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	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	862	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	369 0	660 0	373 300	438 0	225 0	528 0
SFLA	1231	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$26,500					
Prior Total	$137,000					
Comp Land Estimate	$34,600	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$109,600	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$201,800	$216,500	$192,500	$185,000	$193,300
Comparable Estimate	$197,800 ($160.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-6	114.18-3-25	114.20-9-2.2	114.19-2-30	114.19-2-34	114.17-2-24
Owner	Lewandowski Darren J	Waag, Brian	Reczek, Michael	Hoffman, Christine M	Ipe, John	Benning, Natasha
Address	230 Barbados Dr	233 Towers Blvd	1231 Losson Rd	332 Barbados Dr	348 Barbados Dr	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 121	70 x 130	62 x 354	85 x 118	65 x 117	63 x 145
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	1987 / 0	1990 / 0	1989 / 0	1987 / 0	1980 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	716	676	648	912	936	848
2nd Sty Area	718	725	728	712	728	617
Fin Bsmt/Fin Rec Rm	0 0	0 275	0 0	0 300	0 0	0 0
SFLA	1434	1401	1376	1624	1664	1465
Att/Det Gar Sqft	440	480	420	440	400	440
Prior Land	$25,300					
Prior Total	$162,680					
Comp Land Estimate	$32,800	$29,600	$33,200	$31,500	$26,700	$28,900
Sale Date		8/25/2020	10/18/2018	9/15/2020	12/12/2019	4/25/2018
Sale Price		$189,000	$200,000	$245,332	$170,000	$210,000
Time Adj Sale Price		$189,000	$213,800	$245,300	$172,300	$232,200
TADJSP/SQFT		$134.90	$155.38	$151.05	$103.55	$158.50
Total Adj Factors	$112,400	$109,700	$113,200	$157,300	$106,000	$115,100
Adjusted Sale Price		$191,700	$213,000	$200,400	$178,700	$229,500
Comparable Estimate	$202,700 ($141.35/SFLA)					

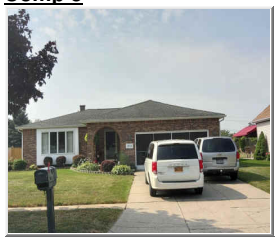
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-6	114.18-5-21	114.18-6-10	114.18-2-4	114.18-4-28	114.18-4-27
Owner	Kendziora Allen W	Dudley, Felicia E	Park, Gyunbeom	Raczka, Jason Robert	Begay, Stephen G	Martin, Janet
Address	234 Barbados Dr	37 Whitney Pl	105 Whitney Pl	280 Towers Blvd	51 Parktrail Ln	47 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	81 x 121	60 x 141	46 x 152	83 x 197	67 x 130	65 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	1990 / 0	1991 / 0	1990 / 0	1989 / 0	1990 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1439	1175	1098	1197	1078	1173
2nd Sty Area	702	1003	1056	826	812	827
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 250
SFLA	2141	2178	2154	2023	1890	2000
Att/Det Gar Sqft	440	420	440	483	380	483
Prior Land	$24,200					
Prior Total	$196,000					
Comp Land Estimate	$31,200	$27,600	$23,100	$38,200	$28,700	$28,100
Sale Date		9/25/2018	7/31/2019	12/10/2019	5/25/2018	10/8/2020
Sale Price		$250,000	$270,000	$225,000	$218,900	$325,000
Time Adj Sale Price		$268,700	$278,200	$228,000	$240,700	$325,000
TADJSP/SQFT		$123.37	$129.16	$112.70	$127.35	$162.50
Total Adj Factors	$156,600	$164,100	$159,400	$150,100	$141,800	$184,500
Adjusted Sale Price		$261,200	$275,400	$234,500	$255,500	$297,100
Comparable Estimate	$264,700 ($123.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-7	114.19-1-68	114.19-2-14	114.18-2-6	114.18-8-20	114.17-8-14
Owner	Mendola, Mary Ann	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Anx, Quintessence	Eddy, Robert T
Address	240 Barbados Dr	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	67 x 120	48 x 133	68 x 144	87 x 126	62 x 130
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	1981 / 0	1981 / 0	1987 / 0	1991 / 0	1995 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1647	1344	1339	1805	1645	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 650	0 0
SFLA	1647	1344	1339	1805	1645	1596
Att/Det Gar Sqft	682	460	462	400	462	462
Prior Land	$21,000					
Prior Total	$149,400					
Comp Land Estimate	$25,500	$27,600	$22,700	$30,500	$32,900	$27,100
Sale Date		8/30/2019	2/5/2019	8/27/2020	8/24/2020	10/2/2018
Sale Price		$171,500	$170,000	$257,900	$273,725	$192,000
Time Adj Sale Price		$176,100	$178,000	$257,900	$273,700	$205,200
TADJSP/SQFT		$131.03	$132.94	$142.88	$166.38	$128.57
Total Adj Factors	$135,700	$118,300	$116,600	$157,800	$176,900	$148,700
Adjusted Sale Price		$193,500	$197,100	$235,800	$232,500	$192,200
Comparable Estimate	$210,200 ($127.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-8	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Smistek, Marilyn	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	244 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	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	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1196	1092	1344	1339	1235	1220
Att/Det Gar Sqft	396	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$135,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$107,000	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$185,000	$164,800	$168,400	$182,300	$183,000
Comparable Estimate	$176,700 ($147.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-9	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Tatko , Jerome	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	248 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1180	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1180	1092	1344	1339	1235	1220
Att/Det Gar Sqft	472	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$138,100					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$121,000	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$199,000	$178,800	$182,400	$196,300	$197,000
Comparable Estimate	$190,700 ($161.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-10	114.19-2-10	114.19-1-71	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Smith, Tara L	Smith, Tara L	Kotas, Danielle L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	252 Barbados Dr	252 Barbados Dr	99 Jerome Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	65 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 373	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1340	1340	1008	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	373 300	373 300	660 0	438 0	528 0	225 0
SFLA	1713	1713	1668	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,000					
Prior Total	$164,000					
Comp Land Estimate	$25,500	$25,500	$27,000	$26,700	$31,800	$27,800
Sale Date		10/19/2018	5/23/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$215,000	$190,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$229,800	$208,900	$209,600	$215,000	$188,100
TADJSP/SQFT		$134.15	$125.24	$114.29	$118.13	$144.14
Total Adj Factors	$122,900	$122,900	$116,700	$126,700	$131,300	$112,700
Adjusted Sale Price		$229,800	$215,100	$205,800	$206,600	$198,300
Comparable Estimate	$211,100 ($123.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-11	114.19-2-14	114.19-1-68	114.18-2-6	114.18-8-20	114.17-8-14
Owner	John and Carol Szefler	Lang, Matthew J	Kolodziejski, Daniel J	Szerbiak, Eugene C	Anx, Quintessence	Eddy, Robert T
Address	256 Barbados Dr	268 Barbados Dr	96 Jerome Dr	272 Towers Blvd	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	48 x 133	67 x 120	68 x 144	87 x 126	62 x 130
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	1984 / 0	1987 / 0	1981 / 0	1991 / 0	1995 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1647	1339	1344	1805	1645	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 117	0 0	0 650	0 0
SFLA	1647	1339	1344	1805	1645	1596
Att/Det Gar Sqft	484 682	462	460	400	462	462
Prior Land	$21,100					
Prior Total	$156,704					
Comp Land Estimate	$25,600	$22,700	$27,600	$30,500	$32,900	$27,100
Sale Date		2/5/2019	8/30/2019	8/27/2020	8/24/2020	10/2/2018
Sale Price		$170,000	$171,500	$257,900	$273,725	$192,000
Time Adj Sale Price		$178,000	$176,100	$257,900	$273,700	$205,200
TADJSP/SQFT		$132.94	$131.03	$142.88	$166.38	$128.57
Total Adj Factors	$140,900	$116,600	$118,300	$157,800	$176,900	$148,700
Adjusted Sale Price		$202,300	$198,700	$241,000	$237,700	$197,400
Comparable Estimate	$215,400 ($130.78/SFLA)					

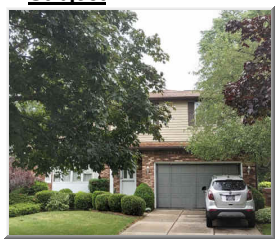
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-12	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Zarczynski, Chester	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	260 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 164	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
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	1981 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1363	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1363	1344	1339	1092	1235	1255
Att/Det Gar Sqft	504	460	462	396	441	441
Prior Land	$19,100					
Prior Total	$140,685					
Comp Land Estimate	$21,700	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$110,200	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$168,000	$171,600	$188,200	$185,500	$168,900
Comparable Estimate	$176,400 ($129.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-85	114.19-2-14	114.19-1-75	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Gordon, James G	Lang, Matthew J	Leis, Brian J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	263 Barbados Dr	268 Barbados Dr	83 Jerome Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	99 x 120	48 x 133	60 x 120	67 x 120	62 x 120	131 x 115
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	1987 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1339	1092	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 360	0 117	0 0	0 0
SFLA	1200	1339	1092	1344	1235	1220
Att/Det Gar Sqft	420	462	396	460	441	440
Prior Land	$26,300					
Prior Total	$138,000					
Comp Land Estimate	$34,300	$22,700	$25,500	$27,600	$26,100	$38,400
Sale Date		2/5/2019	1/21/2020	8/30/2019	3/2/2018	9/11/2018
Sale Price		$170,000	$174,900	$171,500	$162,000	$182,000
Time Adj Sale Price		$178,000	$176,600	$176,100	$180,100	$195,600
TADJSP/SQFT		$132.94	$161.72	$131.03	$145.83	$160.33
Total Adj Factors	$108,500	$116,600	$98,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$169,900	$186,500	$166,300	$183,800	$184,500
Comparable Estimate	$178,200 ($148.5/SFLA)					

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

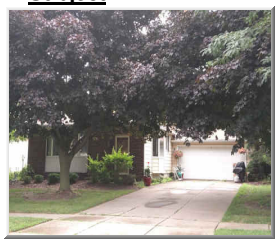
Roll Year: 2021

Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-13	114.19-2-10	114.19-2-77	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Piepszny, Theresa M	Smith, Tara L	Talukder, Mohammed W	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	264 Barbados Dr	252 Barbados Dr	299 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 164	60 x 120	64 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 458	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1300	1340	1396	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	458 0	373 300	438 0	660 0	528 0	225 0
SFLA	1758	1713	1834	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$19,100					
Prior Total	$149,000					
Comp Land Estimate	$21,700	$25,500	$26,700	$27,000	$31,800	$27,800
Sale Date		10/19/2018	9/12/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$215,000	$195,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$229,800	$209,600	$208,900	$215,000	$188,100
TADJSP/SQFT		$134.15	$114.29	$125.24	$118.13	$144.14
Total Adj Factors	$120,900	$122,900	$126,700	$116,700	$131,300	$112,700
Adjusted Sale Price		$227,800	$203,800	$213,100	$204,600	$196,300
Comparable Estimate	$209,100 ($118.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-14	114.19-2-14	114.19-1-68	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Lang, Matthew J	Lang, Matthew J	Kolodziejski, Daniel J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	268 Barbados Dr	268 Barbados Dr	96 Jerome Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	48 x 133	48 x 133	67 x 120	60 x 120	62 x 120	60 x 121
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	1987 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1339	1339	1344	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 117	0 360	0 0	0 0
SFLA	1339	1339	1344	1092	1235	1255
Att/Det Gar Sqft	462	462	460	396	441	441
Prior Land	$19,400					
Prior Total	$142,760					
Comp Land Estimate	$22,700	$22,700	$27,600	$25,500	$26,100	$25,600
Sale Date		2/5/2019	8/30/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$170,000	$171,500	$174,900	$162,000	$153,000
Time Adj Sale Price		$178,000	$176,100	$176,600	$180,100	$154,300
TADJSP/SQFT		$132.94	$131.03	$161.72	$145.83	$122.95
Total Adj Factors	$116,600	$116,600	$118,300	$98,600	$104,800	$95,600
Adjusted Sale Price		$178,000	$174,400	$194,600	$191,900	$175,300
Comparable Estimate	$182,800 ($136.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-84	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Nawrocki David A	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	271 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1987 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1144	1092	1339	1344	1235	1220
Att/Det Gar Sqft	418	396	462	460	441	440
Prior Land	$21,600					
Prior Total	$129,895					
Comp Land Estimate	$26,700	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$98,300	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$176,300	$159,700	$156,100	$173,600	$174,300
Comparable Estimate	$168,000 ($146.85/SFLA)					

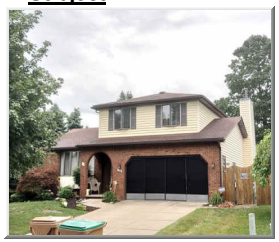
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-15	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Yetman Marie P	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	272 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1983 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1144	1092	1339	1344	1235	1220
Att/Det Gar Sqft	418	396	462	460	441	440
Prior Land	$21,000					
Prior Total	$126,900					
Comp Land Estimate	$25,500	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$97,400	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$175,400	$158,800	$155,200	$172,700	$173,400
Comparable Estimate	$167,100 ($146.07/SFLA)					

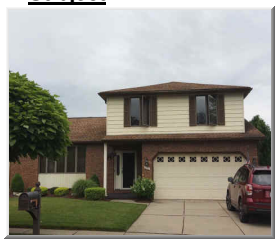
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-83	114.19-2-14	114.19-1-75	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Wisniewski Kevin	Lang, Matthew J	Leis, Brian J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	275 Barbados Dr	268 Barbados Dr	83 Jerome Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	48 x 133	60 x 120	67 x 120	62 x 120	131 x 115
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	1986 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1206	1339	1092	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 360	0 117	0 0	0 0
SFLA	1206	1339	1092	1344	1235	1220
Att/Det Gar Sqft	440	462	396	460	441	440
Prior Land	$21,600					
Prior Total	$133,000					
Comp Land Estimate	$26,700	$22,700	$25,500	$27,600	$26,100	$38,400
Sale Date		2/5/2019	1/21/2020	8/30/2019	3/2/2018	9/11/2018
Sale Price		$170,000	$174,900	$171,500	$162,000	$182,000
Time Adj Sale Price		$178,000	$176,600	$176,100	$180,100	$195,600
TADJSP/SQFT		$132.94	$161.72	$131.03	$145.83	$160.33
Total Adj Factors	$106,000	$116,600	$98,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$167,400	$184,000	$163,800	$181,300	$182,000
Comparable Estimate	$175,700 ($145.69/SFLA)					

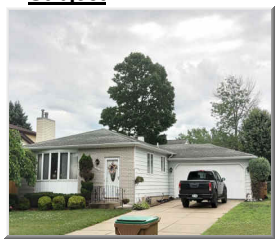
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

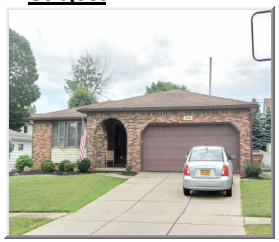
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-16	114.19-2-10	114.19-1-71	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Eisenstein Patricia	Smith, Tara L	Kotas, Danielle L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	276 Barbados Dr	252 Barbados Dr	99 Jerome Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	65 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	912	1340	1008	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 300	373 300	660 0	438 0	528 0	225 0
SFLA	1680	1713	1668	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,000					
Prior Total	$152,000					
Comp Land Estimate	$25,500	$25,500	$27,000	$26,700	$31,800	$27,800
Sale Date		10/19/2018	5/23/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$215,000	$190,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$229,800	$208,900	$209,600	$215,000	$188,100
TADJSP/SQFT		$134.15	$125.24	$114.29	$118.13	$144.14
Total Adj Factors	$126,400	$122,900	$116,700	$126,700	$131,300	$112,700
Adjusted Sale Price		$233,300	$218,600	$209,300	$210,100	$201,800
Comparable Estimate	$214,600 ($127.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-82	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Braniecki, Gary S	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	279 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 952	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1036	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	952 0	438 0	373 300	660 0	528 0	225 0
SFLA	1988	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,600					
Prior Total	$167,000					
Comp Land Estimate	$26,700	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$146,000	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$228,900	$252,900	$238,200	$229,700	$221,400
Comparable Estimate	$234,200 ($117.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-17	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Imiola, Leonard	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	280 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1984 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1144	1092	1339	1344	1235	1220
Att/Det Gar Sqft	418	396	462	460	441	440
Prior Land	$21,000					
Prior Total	$126,900					
Comp Land Estimate	$25,500	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$97,400	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$175,400	$158,800	$155,200	$172,700	$173,400
Comparable Estimate	$167,100 ($146.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-81	114.19-2-14	114.19-1-68	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Natalino, Mary Ann	Lang, Matthew J	Kolodziejski, Daniel J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	283 Barbados Dr	268 Barbados Dr	96 Jerome Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	48 x 133	67 x 120	60 x 120	62 x 120	60 x 121
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	1986 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	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	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1352	1339	1344	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 117	0 360	0 0	0 0
SFLA	1352	1339	1344	1092	1235	1255
Att/Det Gar Sqft	484	462	460	396	441	441
Prior Land	$21,600					
Prior Total	$144,669					
Comp Land Estimate	$26,700	$22,700	$27,600	$25,500	$26,100	$25,600
Sale Date		2/5/2019	8/30/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$170,000	$171,500	$174,900	$162,000	$153,000
Time Adj Sale Price		$178,000	$176,100	$176,600	$180,100	$154,300
TADJSP/SQFT		$132.94	$131.03	$161.72	$145.83	$122.95
Total Adj Factors	$115,000	$116,600	$118,300	$98,600	$104,800	$95,600
Adjusted Sale Price		$176,400	$172,800	$193,000	$190,300	$173,700
Comparable Estimate	$181,200 ($134.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-18	114.19-2-14	114.19-1-68	114.19-1-75	114.13-2-18	114.18-2-6
Owner	Siejak James R & Lynn	Lang, Matthew J	Kolodziejski, Daniel J	Leis, Brian J	Joy, Geoffrey	Szerbiak, Eugene C
Address	284 Barbados Dr	268 Barbados Dr	96 Jerome Dr	83 Jerome Dr	232 Losson Rd	272 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	48 x 133	67 x 120	60 x 120	62 x 120	68 x 144
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	1985 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / 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	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1429	1339	1344	1092	1235	1805
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 117	0 360	0 0	0 0
SFLA	1429	1339	1344	1092	1235	1805
Att/Det Gar Sqft	399	462	460	396	441	400
Prior Land	$21,000					
Prior Total	$145,582					
Comp Land Estimate	$25,500	$22,700	$27,600	$25,500	$26,100	$30,500
Sale Date		2/5/2019	8/30/2019	1/21/2020	3/2/2018	8/27/2020
Sale Price		$170,000	$171,500	$174,900	$162,000	$257,900
Time Adj Sale Price		$178,000	$176,100	$176,600	$180,100	$257,900
TADJSP/SQFT		$132.94	$131.03	$161.72	$145.83	$142.88
Total Adj Factors	$116,100	$116,600	$118,300	$98,600	$104,800	$157,800
Adjusted Sale Price		$177,500	$173,900	$194,100	$191,400	$216,200
Comparable Estimate	$190,600 ($133.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-80	114.19-2-14	114.19-1-68	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Duffey, Donald	Lang, Matthew J	Kolodziejski, Daniel J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	287 Barbados Dr	268 Barbados Dr	96 Jerome Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	48 x 133	67 x 120	60 x 120	62 x 120	60 x 121
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	1986 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1339	1344	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 117	0 360	0 0	0 0
SFLA	1260	1339	1344	1092	1235	1255
Att/Det Gar Sqft	483	462	460	396	441	441
Prior Land	$21,600					
Prior Total	$136,000					
Comp Land Estimate	$26,700	$22,700	$27,600	$25,500	$26,100	$25,600
Sale Date		2/5/2019	8/30/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$170,000	$171,500	$174,900	$162,000	$153,000
Time Adj Sale Price		$178,000	$176,100	$176,600	$180,100	$154,300
TADJSP/SQFT		$132.94	$131.03	$161.72	$145.83	$122.95
Total Adj Factors	$108,600	$116,600	$118,300	$98,600	$104,800	$95,600
Adjusted Sale Price		$170,000	$166,400	$186,600	$183,900	$167,300
Comparable Estimate	$174,800 ($138.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-19	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Gallivan, Paul D	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	288 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1144	1092	1344	1339	1235	1220
Att/Det Gar Sqft	418	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$126,900					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$95,100	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$173,100	$152,900	$156,500	$170,400	$171,100
Comparable Estimate	$164,800 ($144.06/SFLA)					

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

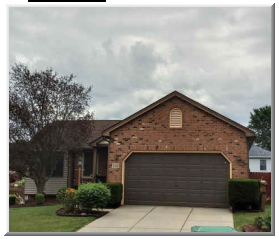
Roll Year: 2021

Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-79	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Michalski, Gary J	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	291 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 395	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1496	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	395 0	438 0	373 300	660 0	528 0	225 0
SFLA	1891	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,600					
Prior Total	$154,000					
Comp Land Estimate	$26,700	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$130,200	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$213,100	$237,100	$222,400	$213,900	$205,600
Comparable Estimate	$218,400 ($115.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-20	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Lackie Michael J & W	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	292 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1984 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1144	1092	1339	1344	1235	1220
Att/Det Gar Sqft	418	396	462	460	441	440
Prior Land	$21,000					
Prior Total	$131,900					
Comp Land Estimate	$25,500	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$104,300	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$182,300	$165,700	$162,100	$179,600	$180,300
Comparable Estimate	$174,000 ($152.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-78	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Swiatkowski, Jacquelin	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	295 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
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	1985 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1028	936	912	1016	1078	1098
2nd Sty Area	692	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1720	1664	1624	1800	1890	1906
Att/Det Gar Sqft	483	400	440	460	380	484
Prior Land	$21,600					
Prior Total	$170,233					
Comp Land Estimate	$26,700	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$132,900	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$199,200	$220,900	$225,400	$231,800	$254,500
Comparable Estimate	$226,400 ($131.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-21	114.19-2-14	114.19-1-75	114.19-1-68	114.13-2-18	113.20-5-36
Owner	O'Connor, Laurie	Lang, Matthew J	Leis, Brian J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	296 Barbados Dr	268 Barbados Dr	83 Jerome Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	48 x 133	60 x 120	67 x 120	62 x 120	131 x 115
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	1986 / 0	1987 / 0	1981 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1197	1339	1092	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 360	0 117	0 0	0 0
SFLA	1197	1339	1092	1344	1235	1220
Att/Det Gar Sqft	420	462	396	460	441	440
Prior Land	$21,000					
Prior Total	$132,800					
Comp Land Estimate	$25,500	$22,700	$25,500	$27,600	$26,100	$38,400
Sale Date		2/5/2019	1/21/2020	8/30/2019	3/2/2018	9/11/2018
Sale Price		$170,000	$174,900	$171,500	$162,000	$182,000
Time Adj Sale Price		$178,000	$176,600	$176,100	$180,100	$195,600
TADJSP/SQFT		$132.94	$161.72	$131.03	$145.83	$160.33
Total Adj Factors	$101,800	$116,600	$98,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$163,200	$179,800	$159,600	$177,100	$177,800
Comparable Estimate	$171,500 ($143.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-77	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Talukder, Mohammed W	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	299 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 438	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1396	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	438 0	438 0	373 300	660 0	528 0	225 0
SFLA	1834	1834	1713	1668	1820	1305
Att/Det Gar Sqft	400				242	
Prior Land	$21,600					
Prior Total	$153,000					
Comp Land Estimate	$26,700	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$132,500	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$215,400	$239,400	$224,700	$216,200	$207,900
Comparable Estimate	$220,700 ($120.34/SFLA)					

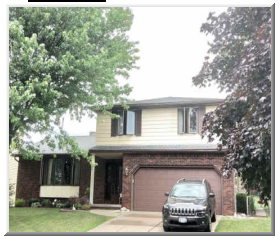
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

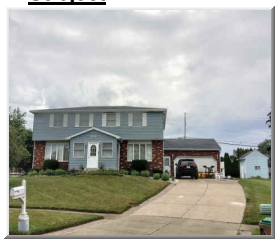
Option : 124_ENPM_OPTIONS

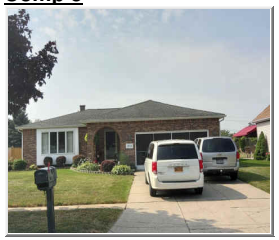
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-22	114.19-2-10	114.19-1-71	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Pierce, Thomas B Jr	Smith, Tara L	Kotas, Danielle L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	300 Barbados Dr	252 Barbados Dr	99 Jerome Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	65 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1112	1340	1008	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	373 300	660 0	438 0	528 0	225 0
SFLA	1632	1713	1668	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,000					
Prior Total	$160,000					
Comp Land Estimate	$25,500	$25,500	$27,000	$26,700	$31,800	$27,800
Sale Date		10/19/2018	5/23/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$215,000	$190,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$229,800	$208,900	$209,600	$215,000	$188,100
TADJSP/SQFT		$134.15	$125.24	$114.29	$118.13	$144.14
Total Adj Factors	$134,200	$122,900	$116,700	$126,700	$131,300	$112,700
Adjusted Sale Price		$241,100	$226,400	$217,100	$217,900	$209,600
Comparable Estimate	$222,400 ($136.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-76	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Scherber Vincent J	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	303 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 952	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1036	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	952 0	438 0	373 300	660 0	528 0	225 0
SFLA	1988	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,600					
Prior Total	$160,000					
Comp Land Estimate	$26,700	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$137,100	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$220,000	$244,000	$229,300	$220,800	$212,500
Comparable Estimate	$225,300 ($113.33/SFLA)					

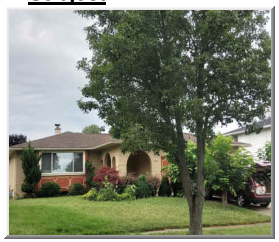
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-23	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Odebralski, Kyle J	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	304 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1983 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 478	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1418	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	478 0	438 0	373 300	660 0	528 0	225 0
SFLA	1896	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$24,600					
Prior Total	$156,000					
Comp Land Estimate	$31,800	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$134,300	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$217,200	$241,200	$226,500	$218,000	$209,700
Comparable Estimate	$222,500 ($117.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-75	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	The William Grunthaner	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	307 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	89 x 86	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1985 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1183	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1183	1092	1339	1344	1235	1220
Att/Det Gar Sqft	441	396	462	460	441	440
Prior Land	$21,300					
Prior Total	$132,000					
Comp Land Estimate	$27,600	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$106,300	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$184,300	$167,700	$164,100	$181,600	$182,300
Comparable Estimate	$176,000 ($148.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-24	114.20-6-12.1	114.20-1-14	125.06-12-32	114.20-1-20	125.06-12-6
Owner	Dudas, John T	Gapinski, April B	Mesko, Michael D	Craven, Charles R II	Larkin, Laura J	Tamulski, Travis T
Address	308 Barbados Dr	773 Borden Rd	40 Sebring Dr	140 Seine Dr	62 Sebring Dr	95 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	127	127	125	127	125
School Code	143001	143007	143007	146801	143007	146801
Site No.	1	1	1	1	1	1
Land Size	74 x 148	105 x 306	60 x 127	50 x 100	50 x 109	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1972 / 0	1968 / 0	1971 / 0	1969 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	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	5
Full/Half Baths	3 / 0	2 / 2	3 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	1 Slab/pier 0
1st Sty Area	1284	1152	1045	1232	1158	1296
2nd Sty Area	1134	1152	1395	1232	1204	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2418	2304	2440	2464	2362	2340
Att/Det Gar Sqft	484		484	440	456	
Prior Land	$25,500					
Prior Total	$185,000					
Comp Land Estimate	$32,800	$34,400	$21,000	$15,800	$16,600	$16,300
Sale Date		10/26/2020	6/24/2019	6/24/2019	5/4/2018	4/23/2018
Sale Price		$260,000	$201,000	$187,000	$170,000	$145,000
Time Adj Sale Price		$260,000	$207,700	$193,300	$186,900	$160,300
TADJSP/SQFT		$112.85	$85.12	$78.45	$79.13	$68.50
Total Adj Factors	$143,300	$142,600	$113,300	$106,800	$105,400	$68,800
Adjusted Sale Price		$260,700	$237,700	$229,800	$224,800	$234,800
Comparable Estimate	$237,600 ($98.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-25.1	114.19-2-14	114.18-2-6	114.18-8-20	114.19-1-68	114.17-8-14
Owner	Malek, Michelle L	Lang, Matthew J	Szerbiak, Eugene C	Anx, Quintessence	Kolodziejski, Daniel J	Eddy, Robert T
Address	312 Barbados Dr	268 Barbados Dr	272 Towers Blvd	181 Whitney Pl	96 Jerome Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 148	48 x 133	68 x 144	87 x 126	67 x 120	62 x 130
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	1987 / 0	1987 / 0	1991 / 0	1995 / 0	1981 / 0	1985 / 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 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1668	1339	1805	1645	1344	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 650	0 117	0 0
SFLA	1668	1339	1805	1645	1344	1596
Att/Det Gar Sqft	484	462	400	462	460	462
Prior Land	$24,300					
Prior Total	$162,846					
Comp Land Estimate	$30,500	$22,700	$30,500	$32,900	$27,600	$27,100
Sale Date		2/5/2019	8/27/2020	8/24/2020	8/30/2019	10/2/2018
Sale Price		$170,000	$257,900	$273,725	$171,500	$192,000
Time Adj Sale Price		$178,000	$257,900	$273,700	$176,100	$205,200
TADJSP/SQFT		$132.94	$142.88	$166.38	$131.03	$128.57
Total Adj Factors	$141,100	$116,600	$157,800	$176,900	$118,300	$148,700
Adjusted Sale Price		$202,500	$241,200	$237,900	$198,900	$197,600
Comparable Estimate	$215,600 ($129.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-26.1	114.18-2-6	114.19-2-14	114.19-1-68	114.18-8-20	114.17-8-14
Owner	Boni, Jacqueline A	Szerbiak, Eugene C	Lang, Matthew J	Kolodziejski, Daniel J	Anx, Quintessence	Eddy, Robert T
Address	316 Barbados Dr	272 Towers Blvd	268 Barbados Dr	96 Jerome Dr	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 119	68 x 144	48 x 133	67 x 120	87 x 126	62 x 130
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	1985 / 0	1991 / 0	1987 / 0	1981 / 0	1995 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1768	1805	1339	1344	1645	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 117	0 650	0 0
SFLA	1768	1805	1339	1344	1645	1596
Att/Det Gar Sqft	575	400	462	460	462	462
Prior Land	$22,000					
Prior Total	$165,751					
Comp Land Estimate	$27,500	$30,500	$22,700	$27,600	$32,900	$27,100
Sale Date		8/27/2020	2/5/2019	8/30/2019	8/24/2020	10/2/2018
Sale Price		$257,900	$170,000	$171,500	$273,725	$192,000
Time Adj Sale Price		$257,900	$178,000	$176,100	$273,700	$205,200
TADJSP/SQFT		$142.88	$132.94	$131.03	$166.38	$128.57
Total Adj Factors	$144,600	$157,800	$116,600	$118,300	$176,900	$148,700
Adjusted Sale Price		$244,700	$206,000	$202,400	$241,400	$201,100
Comparable Estimate	$219,100 ($123.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-27.1	114.19-1-68	114.19-2-14	114.18-2-6	114.18-8-20	114.17-8-14
Owner	Pirritano, Richard	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Anx, Quintessence	Eddy, Robert T
Address	320 Barbados Dr	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 119	67 x 120	48 x 133	68 x 144	87 x 126	62 x 130
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	1983 / 0	1981 / 0	1987 / 0	1991 / 0	1995 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1666	1344	1339	1805	1645	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 650	0 0
SFLA	1666	1344	1339	1805	1645	1596
Att/Det Gar Sqft	528	460	462	400	462	462
Prior Land	$23,300					
Prior Total	$161,269					
Comp Land Estimate	$30,100	$27,600	$22,700	$30,500	$32,900	$27,100
Sale Date		8/30/2019	2/5/2019	8/27/2020	8/24/2020	10/2/2018
Sale Price		$171,500	$170,000	$257,900	$273,725	$192,000
Time Adj Sale Price		$176,100	$178,000	$257,900	$273,700	$205,200
TADJSP/SQFT		$131.03	$132.94	$142.88	$166.38	$128.57
Total Adj Factors	$139,200	$118,300	$116,600	$157,800	$176,900	$148,700
Adjusted Sale Price		$197,000	$200,600	$239,300	$236,000	$195,700
Comparable Estimate	$213,700 ($128.27/SFLA)					

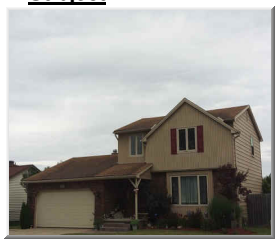
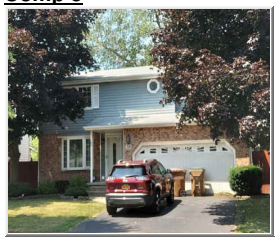
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-29	114.19-2-29	114.18-5-21	114.18-6-10	114.17-5-4	114.18-2-4
Owner	Singvongsay, Laymone	Singvongsay, Laymone	Dudley, Felicia E	Park, Gyunbeom	Jacobs, Aronezz	Raczka, Jason Robert
Address	324 Barbados Dr	324 Barbados Dr	37 Whitney Pl	105 Whitney Pl	18 Rushford Ln	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	93 x 118	93 x 118	60 x 141	46 x 152	62 x 124	83 x 197
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1990 / 0	1991 / 0	1986 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	6	4	4	4	3
Full/Half Baths	3 / 0	3 / 0	2 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1132	1132	1175	1098	1234	1197
2nd Sty Area	1484	1484	1003	1056	1140	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	2616	2616	2178	2154	2374	2023
Att/Det Gar Sqft	528	528	420	440	264	483
Prior Land	$25,400					
Prior Total	$178,100					
Comp Land Estimate	$33,000	$33,000	$27,600	$23,100	$26,500	$38,200
Sale Date		6/5/2020	9/25/2018	7/31/2019	8/27/2020	12/10/2019
Sale Price		$265,100	$250,000	$270,000	$273,000	$225,000
Time Adj Sale Price		$265,500	$268,700	$278,200	$273,000	$228,000
TADJSP/SQFT		$101.49	$123.37	$129.16	$115.00	$112.70
Total Adj Factors	$184,600	$184,600	$164,100	$159,400	$170,300	$150,100
Adjusted Sale Price		$265,500	$289,200	$303,400	$287,300	$262,500
Comparable Estimate	$281,600 ($107.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-30	114.19-2-30	114.19-2-34	114.18-4-29	114.18-3-25	114.18-4-28
Owner	Hoffman, Christine M	Hoffman, Christine M	Ipe, John	White, Donald II	Waag, Brian	Begay, Stephen G
Address	332 Barbados Dr	332 Barbados Dr	348 Barbados Dr	55 Parktrail Ln	233 Towers Blvd	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 118	85 x 118	65 x 117	77 x 131	70 x 130	67 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	1987 / 0	1987 / 0	1980 / 0	1990 / 0	1990 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	912	936	1016	676	1078
2nd Sty Area	712	712	728	784	725	812
Fin Bsmt/Fin Rec Rm	0 300	0 300	0 0	0 600	0 275	0 0
SFLA	1624	1624	1664	1800	1401	1890
Att/Det Gar Sqft	440	440	400	460	480	380
Prior Land	$24,400					
Prior Total	$164,921					
Comp Land Estimate	$31,500	$31,500	$26,700	$31,700	$29,600	$28,700
Sale Date		9/15/2020	12/12/2019	12/2/2019	8/25/2020	5/25/2018
Sale Price		$245,332	$170,000	$210,000	$189,000	$218,900
Time Adj Sale Price		$245,300	$172,300	$212,800	$189,000	$240,700
TADJSP/SQFT		$151.05	$103.55	$118.22	$134.90	$127.35
Total Adj Factors	$157,300	$157,300	$106,000	$120,300	$109,700	$141,800
Adjusted Sale Price		$245,300	$223,600	$249,800	$236,600	$256,200
Comparable Estimate	$242,300 ($149.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-31	114.19-1-75	114.19-2-14	114.19-1-68	114.13-2-18	113.20-5-36
Owner	Majewski Robert J & W	Leis, Brian J	Lang, Matthew J	Kolodziejski, Daniel J	Joy, Geoffrey	Kaska, Julie
Address	336 Barbados Dr	83 Jerome Dr	268 Barbados Dr	96 Jerome Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 118	60 x 120	48 x 133	67 x 120	62 x 120	131 x 115
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	1985 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1339	1344	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 400	0 117	0 0	0 0
SFLA	1144	1092	1339	1344	1235	1220
Att/Det Gar Sqft	418	396	462	460	441	440
Prior Land	$21,600					
Prior Total	$126,900					
Comp Land Estimate	$26,800	$25,500	$22,700	$27,600	$26,100	$38,400
Sale Date		1/21/2020	2/5/2019	8/30/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$170,000	$171,500	$162,000	$182,000
Time Adj Sale Price		$176,600	$178,000	$176,100	$180,100	$195,600
TADJSP/SQFT		$161.72	$132.94	$131.03	$145.83	$160.33
Total Adj Factors	$99,500	$98,600	$116,600	$118,300	$104,800	$119,600
Adjusted Sale Price		$177,500	$160,900	$157,300	$174,800	$175,500
Comparable Estimate	$169,200 ($147.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-50	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Walczak Paul & Barbara	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	337 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
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	1981 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 90	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	929	936	912	1016	1078	1098
2nd Sty Area	747	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1676	1664	1624	1800	1890	1906
Att/Det Gar Sqft	441	400	440	460	380	484
Prior Land	$21,900					
Prior Total	$161,767					
Comp Land Estimate	$27,300	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$122,700	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$189,000	$210,700	$215,200	$221,600	$244,300
Comparable Estimate	$216,200 ($129/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-32	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Farrer, Kelley C	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	340 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 117	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
Building Style	05 Colonial	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	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	948	936	912	1016	1078	1098
2nd Sty Area	700	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1648	1664	1624	1800	1890	1906
Att/Det Gar Sqft	200	400	440	460	380	484
Prior Land	$21,500					
Prior Total	$157,534					
Comp Land Estimate	$26,700	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$117,600	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$183,900	$205,600	$210,100	$216,500	$239,200
Comparable Estimate	$211,100 ($128.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-49	114.19-2-34	114.19-2-30	114.18-3-25	114.18-4-29	114.17-6-11
Owner	Petre, Melisa L	Ipe, John	Hoffman, Christine M	Waag, Brian	White, Donald II	Kleinfelder, Michael R
Address	341 Barbados Dr	348 Barbados Dr	332 Barbados Dr	233 Towers Blvd	55 Parktrail Ln	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	85 x 118	70 x 130	77 x 131	60 x 120
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	1980 / 0	1987 / 0	1990 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	936	912	676	1016	632
2nd Sty Area	658	728	712	725	784	888
Fin Bsmt/Fin Rec Rm	0 315	0 0	0 300	0 275	0 600	0 0
SFLA	1568	1664	1624	1401	1800	1520
Att/Det Gar Sqft	400	400	440	480	460	400
Prior Land	$21,900					
Prior Total	$157,700					
Comp Land Estimate	$27,300	$26,700	$31,500	$29,600	$31,700	$25,500
Sale Date		12/12/2019	9/15/2020	8/25/2020	12/2/2019	5/20/2020
Sale Price		$170,000	$245,332	$189,000	$210,000	$207,000
Time Adj Sale Price		$172,300	$245,300	$189,000	$212,800	$207,700
TADJSP/SQFT		$103.55	$151.05	$134.90	$118.22	$136.64
Total Adj Factors	$122,600	$106,000	$157,300	$109,700	$120,300	$114,900
Adjusted Sale Price		$188,900	$210,600	$201,900	$215,100	$215,400
Comparable Estimate	$206,400 ($131.63/SFLA)					

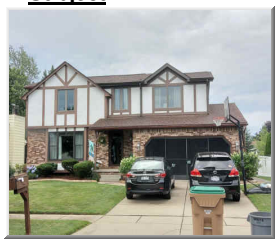
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-33	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	Ross, Craig S	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	344 Barbados Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 117	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 416	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1456	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	416 0	438 0	373 300	660 0	528 0	225 0
SFLA	1872	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,500					
Prior Total	$151,900					
Comp Land Estimate	$26,700	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$126,700	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$209,600	$233,600	$218,900	$210,400	$202,100
Comparable Estimate	$214,900 ($114.8/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-48	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Maciejewski Michael A &	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	345 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 352	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1040	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	352 0	660 0	373 300	438 0	225 0	528 0
SFLA	1392	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$21,900					
Prior Total	$130,000					
Comp Land Estimate	$27,300	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$102,900	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$195,100	$209,800	$185,800	$178,300	$186,600
Comparable Estimate	$191,100 ($137.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-34	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Ipe, John	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	348 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 117	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
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	1980 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	936	912	1016	1078	1098
2nd Sty Area	728	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1664	1664	1624	1800	1890	1906
Att/Det Gar Sqft	400	400	440	460	380	484
Prior Land	$21,500					
Prior Total	$141,100					
Comp Land Estimate	$26,700	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$106,000	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$172,300	$194,000	$198,500	$204,900	$227,600
Comparable Estimate	$199,500 ($119.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-47	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Radder, Julie A	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	349 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
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	1981 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	949	936	912	1016	1078	1098
2nd Sty Area	700	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1649	1664	1624	1800	1890	1906
Att/Det Gar Sqft	460	400	440	460	380	484
Prior Land	$21,900					
Prior Total	$157,700					
Comp Land Estimate	$27,300	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$119,900	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$186,200	$207,900	$212,400	$218,800	$241,500
Comparable Estimate	$213,400 ($129.41/SFLA)					

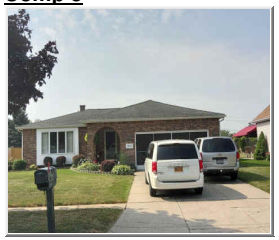
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-35	114.19-2-34	114.18-4-28	114.18-4-9	114.18-4-29	114.18-2-4
Owner	Manuszewski David R	Ipe, John	Begay, Stephen G	Rogalski, Carol	White, Donald II	Raczka, Jason Robert
Address	352 Barbados Dr	348 Barbados Dr	51 Parktrail Ln	76 Whitney Pl	55 Parktrail Ln	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 127	65 x 117	67 x 130	65 x 138	77 x 131	83 x 197
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	1981 / 0	1980 / 0	1989 / 0	1991 / 0	1990 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	916	936	1078	1098	1016	1197
2nd Sty Area	956	728	812	808	784	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	1872	1664	1890	1906	1800	2023
Att/Det Gar Sqft	440	400	380	484	460	483
Prior Land	$22,400					
Prior Total	$181,000					
Comp Land Estimate	$27,800	$26,700	$28,700	$28,900	$31,700	$38,200
Sale Date		12/12/2019	5/25/2018	8/2/2018	12/2/2019	12/10/2019
Sale Price		$170,000	$218,900	$245,000	$210,000	$225,000
Time Adj Sale Price		$172,300	$240,700	$264,900	$212,800	$228,000
TADJSP/SQFT		$103.55	$127.35	$138.98	$118.22	$112.70
Total Adj Factors	$137,600	$106,000	$141,800	$143,300	$120,300	$150,100
Adjusted Sale Price		$203,900	$236,500	$259,200	$230,100	$215,500
Comparable Estimate	$229,000 ($122.33/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-46	114.18-2-4	114.18-6-10	114.18-5-21	114.18-4-9	114.18-4-28
Owner	Ramey, Alfred L	Raczka, Jason Robert	Park, Gyunbeom	Dudley, Felicia E	Rogalski, Carol	Begay, Stephen G
Address	353 Barbados Dr	280 Towers Blvd	105 Whitney Pl	37 Whitney Pl	76 Whitney Pl	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	83 x 197	46 x 152	60 x 141	65 x 138	67 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	1981 / 0	1990 / 0	1991 / 0	1990 / 0	1991 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1350	1197	1098	1175	1098	1078
2nd Sty Area	700	826	1056	1003	808	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2050	2023	2154	2178	1906	1890
Att/Det Gar Sqft	420	483	440	420	484	380
Prior Land	$21,900					
Prior Total	$189,000					
Comp Land Estimate	$27,300	$38,200	$23,100	$27,600	$28,900	$28,700
Sale Date		12/10/2019	7/31/2019	9/25/2018	8/2/2018	5/25/2018
Sale Price		$225,000	$270,000	$250,000	$245,000	$218,900
Time Adj Sale Price		$228,000	$278,200	$268,700	$264,900	$240,700
TADJSP/SQFT		$112.70	$129.16	$123.37	$138.98	$127.35
Total Adj Factors	$146,900	$150,100	$159,400	$164,100	$143,300	$141,800
Adjusted Sale Price		$224,800	$265,700	$251,500	$268,500	$245,800
Comparable Estimate	$251,300 ($122.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-36	114.18-2-4	114.18-6-10	114.19-2-34	114.18-4-9	114.18-4-28
Owner	Notaro Russell A & W	Raczka, Jason Robert	Park, Gyunbeom	Ipe, John	Rogalski, Carol	Begay, Stephen G
Address	356 Barbados Dr	280 Towers Blvd	105 Whitney Pl	348 Barbados Dr	76 Whitney Pl	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 125	83 x 197	46 x 152	65 x 117	65 x 138	67 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	1979 / 0	1990 / 0	1991 / 0	1980 / 0	1991 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / Y	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1032	1197	1098	936	1098	1078
2nd Sty Area	1008	826	1056	728	808	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2040	2023	2154	1664	1906	1890
Att/Det Gar Sqft	200	483	440	400	484	380
Prior Land	$22,200					
Prior Total	$179,000					
Comp Land Estimate	$27,500	$38,200	$23,100	$26,700	$28,900	$28,700
Sale Date		12/10/2019	7/31/2019	12/12/2019	8/2/2018	5/25/2018
Sale Price		$225,000	$270,000	$170,000	$245,000	$218,900
Time Adj Sale Price		$228,000	$278,200	$172,300	$264,900	$240,700
TADJSP/SQFT		$112.70	$129.16	$103.55	$138.98	$127.35
Total Adj Factors	$136,800	$150,100	$159,400	$106,000	$143,300	$141,800
Adjusted Sale Price		$214,700	$255,600	$203,100	$258,400	$235,700
Comparable Estimate	$233,500 ($114.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-45	114.19-2-34	114.18-4-29	114.18-4-28	114.18-4-9	114.19-2-30
Owner	Wittman, James H	Ipe, John	White, Donald II	Begay, Stephen G	Rogalski, Carol	Hoffman, Christine M
Address	357 Barbados Dr	348 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl	332 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	77 x 131	67 x 130	65 x 138	85 x 118
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	1981 / 0	1980 / 0	1990 / 0	1989 / 0	1991 / 0	1987 / 0
Condition	3 Normal	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 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / Y	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1135	936	1016	1078	1098	912
2nd Sty Area	693	728	784	812	808	712
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 0	0 300
SFLA	1828	1664	1800	1890	1906	1624
Att/Det Gar Sqft	441	400	460	380	484	440
Prior Land	$21,900					
Prior Total	$170,648					
Comp Land Estimate	$27,300	$26,700	$31,700	$28,700	$28,900	$31,500
Sale Date		12/12/2019	12/2/2019	5/25/2018	8/2/2018	9/15/2020
Sale Price		$170,000	$210,000	$218,900	$245,000	$245,332
Time Adj Sale Price		$172,300	$212,800	$240,700	$264,900	$245,300
TADJSP/SQFT		$103.55	$118.22	$127.35	$138.98	$151.05
Total Adj Factors	$133,400	$106,000	$120,300	$141,800	$143,300	$157,300
Adjusted Sale Price		$199,700	$225,900	$232,300	$255,000	$221,400
Comparable Estimate	$226,900 ($124.12/SFLA)					

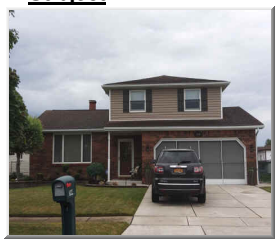
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-37	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Boyle, Patrick T	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	360 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 125	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1979 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1794	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1794	1805	1344	1645	1339	1596
Att/Det Gar Sqft	200	400	460	462	462	462
Prior Land	$21,400					
Prior Total	$158,198					
Comp Land Estimate	$26,000	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$135,500	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$235,600	$193,300	$232,300	$196,900	$192,000
Comparable Estimate	$210,000 ($117.06/SFLA)					

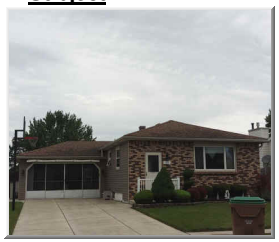
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-44	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-3-25
Owner	Mueller, Traci A	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Waag, Brian
Address	361 Barbados Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	85 x 118	77 x 131	67 x 130	70 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	1981 / 0	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1990 / 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 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	906	936	912	1016	1078	676
2nd Sty Area	728	728	712	784	812	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 275
SFLA	1634	1664	1624	1800	1890	1401
Att/Det Gar Sqft	552	400	440	460	380	480
Prior Land	$21,900					
Prior Total	$155,210					
Comp Land Estimate	$27,300	$26,700	$31,500	$31,700	$28,700	$29,600
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/25/2020
Sale Price		$170,000	$245,332	$210,000	$218,900	$189,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$189,000
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$134.90
Total Adj Factors	$122,900	$106,000	$157,300	$120,300	$141,800	$109,700
Adjusted Sale Price		$189,200	$210,900	$215,400	$221,800	$202,200
Comparable Estimate	$207,900 ($127.23/SFLA)					

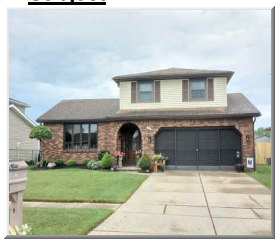
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

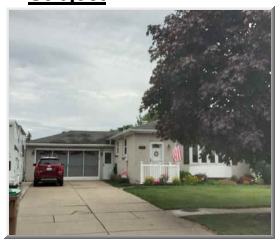
Roll Year: 2021

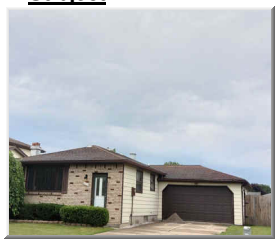
Option : 124_ENPM_OPTIONS

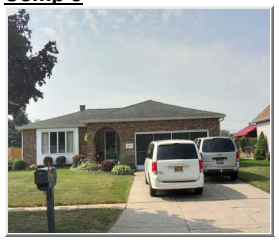
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-38	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Fial, Jeffrey T	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	364 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 124	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 294	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1370	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	294 0	660 0	373 300	438 0	528 0	225 0
SFLA	1664	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,300					
Prior Total	$144,000					
Comp Land Estimate	$25,900	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$115,600	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$207,800	$222,500	$198,500	$199,300	$191,000
Comparable Estimate	$203,800 ($122.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-43	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Stachowiak, David M	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	365 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1980 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1144	1092	1344	1339	1235	1220
Att/Det Gar Sqft	418	396	460	462	441	440
Prior Land	$21,900					
Prior Total	$126,900					
Comp Land Estimate	$27,300	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$97,600	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$175,600	$155,400	$159,000	$172,900	$173,600
Comparable Estimate	$167,300 ($146.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-39	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Wiertel, Paul L	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	368 Barbados Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 123	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 294	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1370	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	294 0	660 0	373 300	438 0	528 0	225 0
SFLA	1664	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,300					
Prior Total	$144,000					
Comp Land Estimate	$25,800	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$119,000	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$211,200	$225,900	$201,900	$202,700	$194,400
Comparable Estimate	$207,200 ($124.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-42	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Krakowiak, Jerome R	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	369 Barbados Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	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	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1167	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1167	1092	1344	1339	1235	1220
Att/Det Gar Sqft	484	396	460	462	441	440
Prior Land	$21,900					
Prior Total	$131,900					
Comp Land Estimate	$27,300	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$104,200	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$182,200	$162,000	$165,600	$179,500	$180,200
Comparable Estimate	$173,900 ($149.01/SFLA)					

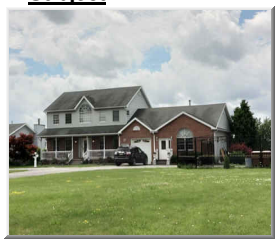
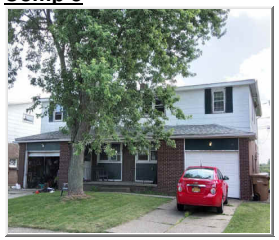
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-40	114.19-1-68	114.19-2-14	114.19-1-75	114.18-2-6	114.18-8-20
Owner	Boggs, Ryan	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Szerbiak, Eugene C	Anx, Quintessence
Address	372 Barbados Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	272 Towers Blvd	181 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 122	67 x 120	48 x 133	60 x 120	68 x 144	87 x 126
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	1981 / 0	1981 / 0	1987 / 0	1981 / 0	1991 / 0	1995 / 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 No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	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 / 0	2 / 0	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1562	1344	1339	1092	1805	1645
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 117	0 400	0 360	0 0	0 650
SFLA	1562	1344	1339	1092	1805	1645
Att/Det Gar Sqft	500	460	462	396	400	462
Prior Land	$21,200					
Prior Total	$158,198					
Comp Land Estimate	$25,700	$27,600	$22,700	$25,500	$30,500	$32,900
Sale Date		8/30/2019	2/5/2019	1/21/2020	8/27/2020	8/24/2020
Sale Price		$171,500	$170,000	$174,900	$257,900	$273,725
Time Adj Sale Price		$176,100	$178,000	$176,600	$257,900	$273,700
TADJSP/SQFT		$131.03	$132.94	$161.72	$142.88	$166.38
Total Adj Factors	$135,500	$118,300	$116,600	$98,600	$157,800	$176,900
Adjusted Sale Price		$193,300	$196,900	$213,500	$235,600	$232,300
Comparable Estimate	$214,300 ($137.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-33	114.18-2-6	114.19-1-68	114.18-8-20	114.19-2-14	114.17-8-14
Owner	Burns, Robert L	Szerbiak, Eugene C	Kolodziejski, Daniel J	Anx, Quintessence	Lang, Matthew J	Eddy, Robert T
Address	373 Barbados Dr	272 Towers Blvd	96 Jerome Dr	181 Whitney Pl	268 Barbados Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	88 x 120	68 x 144	67 x 120	87 x 126	48 x 133	62 x 130
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	1979 / 0	1991 / 0	1981 / 0	1995 / 0	1987 / 0	1985 / 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 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1817	1805	1344	1645	1339	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 117	0 650	0 400	0 0
SFLA	1817	1805	1344	1645	1339	1596
Att/Det Gar Sqft	200	400	460	462	462	462
Prior Land	$25,000					
Prior Total	$165,004					
Comp Land Estimate	$32,300	$30,500	$27,600	$32,900	$22,700	$27,100
Sale Date		8/27/2020	8/30/2019	8/24/2020	2/5/2019	10/2/2018
Sale Price		$257,900	$171,500	$273,725	$170,000	$192,000
Time Adj Sale Price		$257,900	$176,100	$273,700	$178,000	$205,200
TADJSP/SQFT		$142.88	$131.03	$166.38	$132.94	$128.57
Total Adj Factors	$143,700	$157,800	$118,300	$176,900	$116,600	$148,700
Adjusted Sale Price		$243,800	$201,500	$240,500	$205,100	$200,200
Comparable Estimate	$218,200 ($120.09/SFLA)					

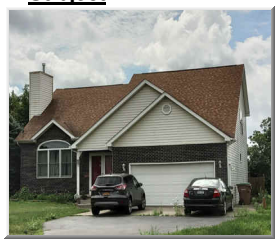
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-2-41	114.19-2-30	114.19-2-34	114.18-4-29	114.18-3-25	114.18-4-28
Owner	Hunt Kimberly R &	Hoffman, Christine M	Ipe, John	White, Donald II	Waag, Brian	Begay, Stephen G
Address	376 Barbados Dr	332 Barbados Dr	348 Barbados Dr	55 Parktrail Ln	233 Towers Blvd	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	97 x 123	85 x 118	65 x 117	77 x 131	70 x 130	67 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	1987 / 0	1987 / 0	1980 / 0	1990 / 0	1990 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	912	912	936	1016	676	1078
2nd Sty Area	712	712	728	784	725	812
Fin Bsmt/Fin Rec Rm	0 0	0 300	0 0	0 600	0 275	0 0
SFLA	1624	1624	1664	1800	1401	1890
Att/Det Gar Sqft	440	440	400	460	480	380
Prior Land	$26,400					
Prior Total	$164,589					
Comp Land Estimate	$34,400	$31,500	$26,700	$31,700	$29,600	$28,700
Sale Date		9/15/2020	12/12/2019	12/2/2019	8/25/2020	5/25/2018
Sale Price		$245,332	$170,000	$210,000	$189,000	$218,900
Time Adj Sale Price		$245,300	$172,300	$212,800	$189,000	$240,700
TADJSP/SQFT		$151.05	$103.55	$118.22	$134.90	$127.35
Total Adj Factors	$126,100	$157,300	$106,000	$120,300	$109,700	$141,800
Adjusted Sale Price		$214,100	$192,400	$218,600	$205,400	$225,000
Comparable Estimate	$211,100 ($129.99/SFLA)					

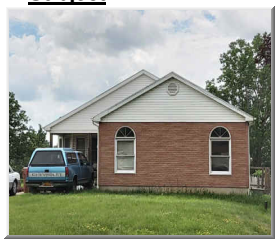
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-38.4	114.20-9-2.2	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-9
Owner	Miller, Sandra V	Reczek, Michael	Ipe, John	Hoffman, Christine M	White, Donald II	Rogalski, Carol
Address	806 Borden Rd	1231 Losson Rd	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 289	62 x 354	65 x 117	85 x 118	77 x 131	65 x 138
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	1995 / 0	1989 / 0	1980 / 0	1987 / 0	1990 / 0	1991 / 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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	648	936	912	1016	1098
2nd Sty Area	686	728	728	712	784	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 300	0 600	0 0
SFLA	1658	1376	1664	1624	1800	1906
Att/Det Gar Sqft	484	420	400	440	460	484
Prior Land	$27,700					
Prior Total	$173,304					
Comp Land Estimate	$34,600	$33,200	$26,700	$31,500	$31,700	$28,900
Sale Date		10/18/2018	12/12/2019	9/15/2020	12/2/2019	8/2/2018
Sale Price		$200,000	$170,000	$245,332	$210,000	$245,000
Time Adj Sale Price		$213,800	$172,300	$245,300	$212,800	$264,900
TADJSP/SQFT		$155.38	$103.55	$151.05	$118.22	$138.98
Total Adj Factors	$130,800	$113,200	$106,000	$157,300	$120,300	$143,300
Adjusted Sale Price		$231,400	$197,100	$218,800	$223,300	$252,400
Comparable Estimate	$224,600 ($135.46/SFLA)					

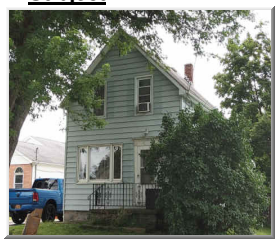
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-38.1	125.12-7-6	114.19-2-29	114.18-5-21	114.18-6-10	125.11-6-15
Owner	Khalil, Mohamud	Malinowski, James D	Singvongsay, Laymone	Dudley, Felicia E	Park, Gyunbeom	Saleh, Abdulnaser
Address	808 Borden Rd	31 Lou Dr	324 Barbados Dr	37 Whitney Pl	105 Whitney Pl	69 Pheasant Ln
Property Class	220 2 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res
Neighborhood	124	127	124	124	124	127
School Code	143007	143007	143001	143001	143001	146801
Site No.	1	1	1	1	1	1
Land Size	195 x 541	80 x 105	93 x 118	60 x 141	46 x 152	60 x 139
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1995 / 0	1973 / 0	1987 / 0	1990 / 0	1991 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	4	4	6
Full/Half Baths	2 / 2	2 / 0	3 / 0	2 / 1	2 / 0	2 / 2
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	3600	1332	1132	1175	1098	1268
2nd Sty Area	1109	1092	1484	1003	1056	1632
Fin Bsmt/Fin Rec Rm	0 575	0 0	0 0	0 400	0 0	0 0
SFLA	4709	2424	2616	2178	2154	2900
Att/Det Gar Sqft	360 576	584	528	420	440	418
Prior Land	$49,500					
Prior Total	$300,000					
Comp Land Estimate	$59,700	$22,100	$33,000	$27,600	$23,100	$22,000
Sale Date		1/10/2018	6/5/2020	9/25/2018	7/31/2019	10/2/2020
Sale Price		$204,800	$265,100	$250,000	$270,000	$175,000
Time Adj Sale Price		$230,200	$265,500	$268,700	$278,200	$175,000
TADJSP/SQFT		$94.97	$101.49	$123.37	$129.16	$60.34
Total Adj Factors	$325,500	$147,900	$184,600	$164,100	$159,400	$106,700
Adjusted Sale Price		$407,800	$406,400	$430,100	$444,300	$393,800
Comparable Estimate	$416,500 ($88.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-37	114.19-2-29	114.19-4-9	114.18-5-6.1	114.18-5-21	114.18-6-10
Owner	Szuder, Anthony J Jr	Singvongsay, Laymone	Bundy, Anthony L	Hawkins, Theodore	Dudley, Felicia E	Park, Gyunbeom
Address	812 Borden Rd	324 Barbados Dr	1149 Losson Rd	849 Losson Rd	37 Whitney Pl	105 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	220 2 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 136	93 x 118	123 x 353	100 x 203	60 x 141	46 x 152
Building Style	08 Old style	05 Colonial	05 Colonial	08 Old style	05 Colonial	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1868 / 0	1987 / 0	1952 / 0	1890 / 0	1990 / 0	1991 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	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	0 / Y	0 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	1.5	2.0	2.0
Bedrooms	3	6	3	4	4	4
Full/Half Baths	1 / 0	3 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1844	1132	864	1040	1175	1098
2nd Sty Area	968	1484	864	0	1003	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	2597	2616	1728	1690	2178	2154
Att/Det Gar Sqft	200	528	720		420	440
Prior Land	$27,500					
Prior Total	$160,000					
Comp Land Estimate	$35,800	$33,000	$48,800	$42,100	$27,600	$23,100
Sale Date		6/5/2020	10/10/2019	7/29/2019	9/25/2018	7/31/2019
Sale Price		$265,100	$260,000	$179,900	$250,000	$270,000
Time Adj Sale Price		$265,500	$265,200	$185,300	$268,700	$278,200
TADJSP/SQFT		$101.49	$153.47	$109.64	$123.37	$129.16
Total Adj Factors	$145,500	$184,600	$166,300	$107,500	$164,100	$159,400
Adjusted Sale Price		$226,400	$244,400	$223,300	$250,100	$264,300
Comparable Estimate	$241,700 ($93.07/SFLA)					

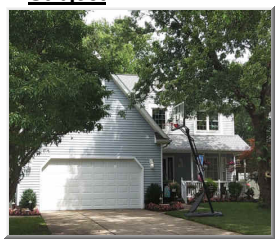
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-38.3	114.19-2-29	114.18-5-21	114.18-6-10	114.18-8-64	114.18-8-23
Owner	Klonowski, Thomas	Singvongsay, Laymone	Dudley, Felicia E	Park, Gyunbeom	Vu, Cha T	Moynihan, Kevin D
Address	830 Borden Rd	324 Barbados Dr	37 Whitney Pl	105 Whitney Pl	4 Garnet Dr	193 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 289	93 x 118	60 x 141	46 x 152	80 x 148	83 x 131
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1987 / 0	1990 / 0	1991 / 0	2010 / 0	2003 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	6	4	4	4	3
Full/Half Baths	2 / 1	3 / 0	2 / 1	2 / 0	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1438	1132	1175	1098	1703	1386
2nd Sty Area	1006	1484	1003	1056	717	880
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	2444	2616	2178	2154	2420	2266
Att/Det Gar Sqft	396	528	420	440	456	516
Prior Land	$27,900					
Prior Total	$210,000					
Comp Land Estimate	$35,000	$33,000	$27,600	$23,100	$34,100	$32,800
Sale Date		6/5/2020	9/25/2018	7/31/2019	7/25/2019	1/28/2020
Sale Price		$265,100	$250,000	$270,000	$325,000	$275,000
Time Adj Sale Price		$265,500	$268,700	$278,200	$334,800	$277,800
TADJSP/SQFT		$101.49	$123.37	$129.16	$138.35	$122.59
Total Adj Factors	$176,200	$184,600	$164,100	$159,400	$206,600	$196,200
Adjusted Sale Price		$257,100	$280,800	$295,000	$304,400	$257,800
Comparable Estimate	$279,000 ($114.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-38.2	114.19-2-14	114.19-1-68	114.18-8-20	114.18-2-6	114.13-2-26
Owner	Franklin, Don C	Lang, Matthew J	Kolodziejski, Daniel J	Anx, Quintessence	Szerbiak, Eugene C	Miller, Eric W
Address	840 Borden Rd	268 Barbados Dr	96 Jerome Dr	181 Whitney Pl	272 Towers Blvd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	68 x 289	48 x 133	67 x 120	87 x 126	68 x 144	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1993 / 0	1987 / 0	1981 / 0	1995 / 0	1991 / 0	1998 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1527	1339	1344	1645	1805	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 117	0 650	0 0	0 0
SFLA	1527	1339	1344	1645	1805	1426
Att/Det Gar Sqft	450	462	460	462	400	400
Prior Land	$27,900					
Prior Total	$158,862					
Comp Land Estimate	$35,000	$22,700	$27,600	$32,900	$30,500	$27,000
Sale Date		2/5/2019	8/30/2019	8/24/2020	8/27/2020	11/5/2020
Sale Price		$170,000	$171,500	$273,725	$257,900	$207,500
Time Adj Sale Price		$178,000	$176,100	$273,700	$257,900	$207,500
TADJSP/SQFT		$132.94	$131.03	$166.38	$142.88	$145.51
Total Adj Factors	$136,300	$116,600	$118,300	$176,900	$157,800	$122,300
Adjusted Sale Price		$197,700	$194,100	$233,100	$236,400	$221,500
Comparable Estimate	$216,600 ($141.85/SFLA)					

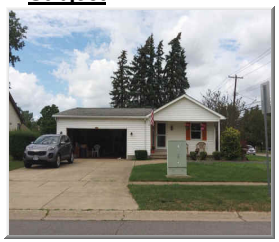
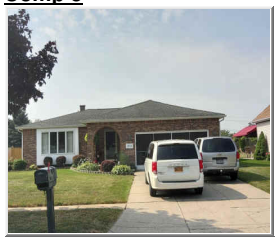
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-20	114.19-1-75	114.19-4-9	114.20-9-2.2	114.19-1-68	114.19-2-14
Owner	Heckler Andrew & Jenni	Leis, Brian J	Bundy, Anthony L	Reczek, Michael	Kolodziejski, Daniel J	Lang, Matthew J
Address	860 Borden Rd	83 Jerome Dr	1149 Losson Rd	1231 Losson Rd	96 Jerome Dr	268 Barbados 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	124	124	124	124	124	124
School Code	143007	143001	143007	143007	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 160	60 x 120	123 x 353	62 x 354	67 x 120	48 x 133
Building Style	08 Old style	01 Ranch	05 Colonial	05 Colonial	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	1877 / 0	1981 / 0	1952 / 0	1989 / 0	1981 / 0	1987 / 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	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / Y	1 / N	1 / N	1 / N
Stories	2.0	1.0	2.0	2.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	717	1092	864	648	1344	1339
2nd Sty Area	418	0	864	728	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 0	0 0	0 117	0 400
SFLA	1135	1092	1728	1376	1344	1339
Att/Det Gar Sqft		396	720	420	460	462
Prior Land	$23,900					
Prior Total	$95,000					
Comp Land Estimate	$29,100	$25,500	$48,800	$33,200	$27,600	$22,700
Sale Date		1/21/2020	10/10/2019	10/18/2018	8/30/2019	2/5/2019
Sale Price		$174,900	$260,000	$200,000	$171,500	$170,000
Time Adj Sale Price		$176,600	$265,200	$213,800	$176,100	$178,000
TADJSP/SQFT		$161.72	$153.47	$155.38	$131.03	$132.94
Total Adj Factors	$71,700	$98,600	$166,300	$113,200	$118,300	$116,600
Adjusted Sale Price		$149,700	$170,600	$172,300	$129,500	$133,100
Comparable Estimate	$151,000 ($133.04/SFLA)					

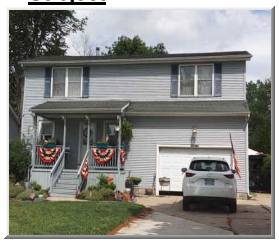
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-19	114.20-6-12.1	114.20-1-9	114.20-4-12	114.20-4-6	114.20-1-20
Owner	Peppes, Angelo	Gapinski, April B	Grady, Bart M	Gorski, Aaron C	Connolly, Stephen	Larkin, Laura J
Address	864 Borden Rd	773 Borden Rd	20 Sebring Dr	116 Sebring Dr	92 Sebring Dr	62 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 120	105 x 306	61 x 113	50 x 123	55 x 118	50 x 109
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1986 / 0	1971 / 0	1974 / 0	1970 / 0	1971 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	3 / 0	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	3 Partial 0	3 Partial 0
1st Sty Area	1120	1152	1180	1158	968	1158
2nd Sty Area	1176	1152	1136	1159	1320	1204
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2296	2304	2316	2317	2288	2362
Att/Det Gar Sqft	484		456	456	484	456
Prior Land	$24,000					
Prior Total	$170,000					
Comp Land Estimate	$30,900	$34,400	$20,000	$17,600	$18,700	$16,600
Sale Date		10/26/2020	8/28/2018	2/8/2018	5/31/2019	5/4/2018
Sale Price		$260,000	$170,000	$170,000	$208,000	$170,000
Time Adj Sale Price		$260,000	$183,800	$190,000	$215,700	$186,900
TADJSP/SQFT		$112.85	$79.36	$82.00	$94.27	$79.13
Total Adj Factors	$135,800	$142,600	$100,400	$84,300	$101,200	$105,400
Adjusted Sale Price		$253,200	$219,200	$241,500	$250,300	$217,300
Comparable Estimate	$236,300 ($102.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-6	114.20-1-14	114.20-6-12.1	114.20-1-20	114.20-3-11	114.20-1-9
Owner	My Rental Home, LLC	Mesko, Michael D	Gapinski, April B	Larkin, Laura J	Chartraw, Elizabeth A	Grady, Bart M
Address	871 Borden Rd	40 Sebring Dr	773 Borden Rd	62 Sebring Dr	41 Lemans Dr	20 Sebring Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	127	127	127	127	127
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 360	60 x 127	105 x 306	50 x 109	55 x 115	61 x 113
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	04 Composition
Year Built/Eff Yr Built	1994 / 0	1972 / 0	1986 / 0	1971 / 0	1970 / 0	1971 / 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 No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	4	6	6	6
Full/Half Baths	2 / 0	3 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1209	1045	1152	1158	1176	1180
2nd Sty Area	1209	1395	1152	1204	1204	1136
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2418	2440	2304	2362	2380	2316
Att/Det Gar Sqft	400	484		456	368	456
Prior Land	$26,700					
Prior Total	$170,000					
Comp Land Estimate	$32,400	$21,000	$34,400	$16,600	$18,500	$20,000
Sale Date		6/24/2019	10/26/2020	5/4/2018	10/6/2020	8/28/2018
Sale Price		$201,000	$260,000	$170,000	$190,000	$170,000
Time Adj Sale Price		$207,700	$260,000	$186,900	$190,000	$183,800
TADJSP/SQFT		$85.12	$112.85	$79.13	$79.83	$79.36
Total Adj Factors	$140,600	$113,300	$142,600	$105,400	$101,100	$100,400
Adjusted Sale Price		$235,000	$258,000	$222,100	$229,500	$224,000
Comparable Estimate	$233,700 ($96.65/SFLA)					

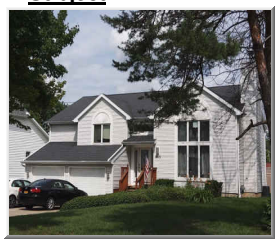
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-8	114.18-6-10	114.18-5-21	114.18-2-4	114.18-4-9	114.18-4-27
Owner	Krauss Charles F Jr &	Park, Gyunbeom	Dudley, Felicia E	Raczka, Jason Robert	Rogalski, Carol	Martin, Janet
Address	879 Borden Rd	105 Whitney Pl	37 Whitney Pl	280 Towers Blvd	76 Whitney Pl	47 Parktrail 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	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 360	46 x 152	60 x 141	83 x 197	65 x 138	65 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	1994 / 0	1991 / 0	1990 / 0	1990 / 0	1991 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / Y	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	4	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 1	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1185	1098	1175	1197	1098	1173
2nd Sty Area	915	1056	1003	826	808	827
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 250
SFLA	2100	2154	2178	2023	1906	2000
Att/Det Gar Sqft	506	440	420	483	484	483
Prior Land	$27,700					
Prior Total	$200,000					
Comp Land Estimate	$34,300	$23,100	$27,600	$38,200	$28,900	$28,100
Sale Date		7/31/2019	9/25/2018	12/10/2019	8/2/2018	10/8/2020
Sale Price		$270,000	$250,000	$225,000	$245,000	$325,000
Time Adj Sale Price		$278,200	$268,700	$228,000	$264,900	$325,000
TADJSP/SQFT		$129.16	$123.37	$112.70	$138.98	$162.50
Total Adj Factors	$158,800	$159,400	$164,100	$150,100	$143,300	$184,500
Adjusted Sale Price		$277,600	$263,400	$236,700	$280,400	$299,300
Comparable Estimate	$271,500 ($129.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-9	114.18-4-29	114.20-9-2.2	114.18-4-9	114.19-2-34	114.19-2-30
Owner	Casillo, Brian J	White, Donald II	Reczek, Michael	Rogalski, Carol	Ipe, John	Hoffman, Christine M
Address	883 Borden Rd	55 Parktrail Ln	1231 Losson Rd	76 Whitney Pl	348 Barbados Dr	332 Barbados 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	124	124	124	124	124	124
School Code	143007	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 360	77 x 131	62 x 354	65 x 138	65 x 117	85 x 118
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	1993 / 0	1990 / 0	1989 / 0	1991 / 0	1980 / 0	1987 / 0
Condition	3 Normal	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 90	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	846	1016	648	1098	936	912
2nd Sty Area	902	784	728	808	728	712
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 0	0 300
SFLA	1748	1800	1376	1906	1664	1624
Att/Det Gar Sqft	420	460	420	484	400	440
Prior Land	$26,700					
Prior Total	$186,000					
Comp Land Estimate	$32,400	$31,700	$33,200	$28,900	$26,700	$31,500
Sale Date		12/2/2019	10/18/2018	8/2/2018	12/12/2019	9/15/2020
Sale Price		$210,000	$200,000	$245,000	$170,000	$245,332
Time Adj Sale Price		$212,800	$213,800	$264,900	$172,300	$245,300
TADJSP/SQFT		$118.22	$155.38	$138.98	$103.55	$151.05
Total Adj Factors	$134,900	$120,300	$113,200	$143,300	$106,000	$157,300
Adjusted Sale Price		$227,400	$235,500	$256,500	$201,200	$222,900
Comparable Estimate	$228,700 ($130.84/SFLA)					

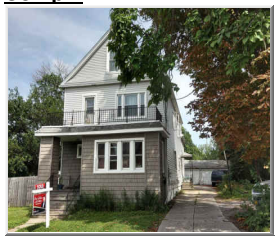
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-11-18.1	114.19-2-14	114.18-8-20	114.19-1-68	114.13-2-26	114.17-8-14
Owner	Winiarski David J	Lang, Matthew J	Anx, Quintessence	Kolodziejski, Daniel J	Miller, Eric W	Eddy, Robert T
Address	884 Borden Rd	268 Barbados Dr	181 Whitney Pl	96 Jerome Dr	20 Rushford Ln	203 Losson 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	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 183	48 x 133	87 x 126	67 x 120	65 x 120	62 x 130
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	1947 / 1996	1987 / 0	1995 / 0	1981 / 0	1998 / 0	1985 / 0
Condition	4 Good	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1461	1339	1645	1344	1426	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 650	0 117	0 0	0 0
SFLA	1461	1339	1645	1344	1426	1596
Att/Det Gar Sqft	504	462	462	460	400	462
Prior Land	$31,300					
Prior Total	$160,356					
Comp Land Estimate	$40,900	$22,700	$32,900	$27,600	$27,000	$27,100
Sale Date		2/5/2019	8/24/2020	8/30/2019	11/5/2020	10/2/2018
Sale Price		$170,000	$273,725	$171,500	$207,500	$192,000
Time Adj Sale Price		$178,000	$273,700	$176,100	$207,500	$205,200
TADJSP/SQFT		$132.94	$166.38	$131.03	$145.51	$128.57
Total Adj Factors	$138,100	$116,600	$176,900	$118,300	$122,300	$148,700
Adjusted Sale Price		$199,500	$234,900	$195,900	$223,300	$194,600
Comparable Estimate	$209,600 ($143.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-10	114.20-9-2.2	114.19-2-30	114.19-2-34	114.18-4-29	114.18-3-25
Owner	Nawrocki, Michelle A	Reczek, Michael	Hoffman, Christine M	Ipe, John	White, Donald II	Waag, Brian
Address	887 Borden Rd	1231 Losson Rd	332 Barbados Dr	348 Barbados Dr	55 Parktrail Ln	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 360	62 x 354	85 x 118	65 x 117	77 x 131	70 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	1937 / 1990	1989 / 0	1987 / 0	1980 / 0	1990 / 0	1990 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	648	912	936	1016	676
2nd Sty Area	760	728	712	728	784	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 0	0 600	0 275
SFLA	1632	1376	1624	1664	1800	1401
Att/Det Gar Sqft	400	420	440	400	460	480
Prior Land	$26,700					
Prior Total	$130,000					
Comp Land Estimate	$32,400	$33,200	$31,500	$26,700	$31,700	$29,600
Sale Date		10/18/2018	9/15/2020	12/12/2019	12/2/2019	8/25/2020
Sale Price		$200,000	$245,332	$170,000	$210,000	$189,000
Time Adj Sale Price		$213,800	$245,300	$172,300	$212,800	$189,000
TADJSP/SQFT		$155.38	$151.05	$103.55	$118.22	$134.90
Total Adj Factors	$102,600	$113,200	$157,300	$106,000	$120,300	$109,700
Adjusted Sale Price		$203,200	$190,600	$168,900	$195,100	$181,900
Comparable Estimate	$187,900 ($115.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-11	114.18-4-29	114.20-9-2.2	114.18-4-9	114.18-4-28	114.19-2-34
Owner	Shanley, Ryan P	White, Donald II	Reczek, Michael	Rogalski, Carol	Begay, Stephen G	Ipe, John
Address	891 Borden Rd	55 Parktrail Ln	1231 Losson Rd	76 Whitney Pl	51 Parktrail Ln	348 Barbados 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	124	124	124	124	124	124
School Code	143007	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 360	77 x 131	62 x 354	65 x 138	67 x 130	65 x 117
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	2006 / 0	1990 / 0	1989 / 0	1991 / 0	1989 / 0	1980 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1134	1016	648	1098	1078	936
2nd Sty Area	643	784	728	808	812	728
Fin Bsmt/Fin Rec Rm	0 0	0 600	0 0	0 0	0 0	0 0
SFLA	1777	1800	1376	1906	1890	1664
Att/Det Gar Sqft	441	460	420	484	380	400
Prior Land	$27,700					
Prior Total	$188,991					
Comp Land Estimate	$34,300	$31,700	$33,200	$28,900	$28,700	$26,700
Sale Date		12/2/2019	10/18/2018	8/2/2018	5/25/2018	12/12/2019
Sale Price		$210,000	$200,000	$245,000	$218,900	$170,000
Time Adj Sale Price		$212,800	$213,800	$264,900	$240,700	$172,300
TADJSP/SQFT		$118.22	$155.38	$138.98	$127.35	$103.55
Total Adj Factors	$145,700	$120,300	$113,200	$143,300	$141,800	$106,000
Adjusted Sale Price		$238,200	$246,300	$267,300	$244,600	$212,000
Comparable Estimate	$241,700 ($136.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-12	114.17-7-16	114.17-8-35	114.17-7-3	114.17-3-9	114.17-7-20
Owner	Krakowski, Randy	Lysiak, Christie J	Lepovich, Bradley C	Saez, Elizabeth	Czerwonka, Andrew M	Rivera, Cindy A
Address	895 Borden Rd	38 Butternut Rd	5 Rushford Ln	9 Ashleaf Dr	113 Hillpine Rd	22 Butternut 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	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 175	55 x 164	60 x 120	62 x 192	60 x 145	62 x 155
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1991 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 768	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 0	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1498	1108	1220	1182	1112	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	768 0	1040 0	624 0	624 0	625 0	400 0
SFLA	2266	2148	1844	1806	1737	1620
Att/Det Gar Sqft		576				400
Prior Land	$25,400					
Prior Total	$180,000					
Comp Land Estimate	$31,600	$27,600	$25,500	$31,400	$27,900	$29,400
Sale Date		7/18/2019	5/25/2018	6/13/2018	9/22/2020	8/9/2019
Sale Price		$189,900	$185,000	$182,500	$220,000	$185,000
Time Adj Sale Price		$195,600	$203,400	$199,500	$220,000	$190,000
TADJSP/SQFT		$91.06	$110.30	$110.47	$126.66	$117.28
Total Adj Factors	$161,800	$144,900	$124,400	$129,400	$140,200	$127,800
Adjusted Sale Price		$212,500	$240,800	$231,900	$241,600	$224,000
Comparable Estimate	$230,200 ($101.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-13-1.1	114.20-9-2.2	114.18-3-25	114.19-2-30	114.19-2-34	114.18-4-29
Owner	Gerhard, Craig S	Reczek, Michael	Waag, Brian	Hoffman, Christine M	Ipe, John	White, Donald II
Address	899 Borden Rd	1231 Losson Rd	233 Towers Blvd	332 Barbados Dr	348 Barbados Dr	55 Parktrail 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	124	124	124	124	124	124
School Code	143007	143007	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	.69	62 x 354	70 x 130	85 x 118	65 x 117	77 x 131
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	1994 / 0	1989 / 0	1990 / 0	1987 / 0	1980 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	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	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	2	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 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	648	676	912	936	1016
2nd Sty Area	748	728	725	712	728	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 275	0 300	0 0	0 600
SFLA	1516	1376	1401	1624	1664	1800
Att/Det Gar Sqft	400	420	480	440	400	460
Prior Land	$32,700					
Prior Total	$166,996					
Comp Land Estimate	$43,000	$33,200	$29,600	$31,500	$26,700	$31,700
Sale Date		10/18/2018	8/25/2020	9/15/2020	12/12/2019	12/2/2019
Sale Price		$200,000	$189,000	$245,332	$170,000	$210,000
Time Adj Sale Price		$213,800	$189,000	$245,300	$172,300	$212,800
TADJSP/SQFT		$155.38	$134.90	$151.05	$103.55	$118.22
Total Adj Factors	$127,300	$113,200	$109,700	$157,300	$106,000	$120,300
Adjusted Sale Price		$227,900	$206,600	$215,300	$193,600	$219,800
Comparable Estimate	$212,600 ($140.24/SFLA)					

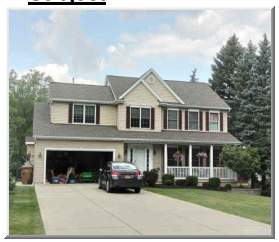
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-9-7	114.18-5-6.1	112.67-6-7	90.84-2-57	102.45-5-38	123.36-4-14
Owner	Salvadore Jeanette	Hawkins, Theodore	Kowalow, Andrew P Jr	Lowville Enterprises LL	Ha, Andrew	Mack, Scott C
Address	900 Borden Rd	849 Losson Rd	370 Shanley St	105 East End Ave	121 Reo Ave	2138 Clinton St
Property Class	230 3 Family Res	220 2 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	124	124	120	105	105	120
School Code	143007	143001	143009	143001	143001	143009
Site No.	1	1	1	1	1	1
Land Size	164 x 303	100 x 203	60 x 117	30 x 111	30 x 134	33 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1893 / 0	1890 / 0	1912 / 0	1900 / 0	1927 / 0	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	1.5	2.0	2.0	2.0	2.5
Bedrooms	5	4	6	5	7	6
Full/Half Baths	3 / 0	2 / 0	3 / 0	3 / 0	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1696	1040	1926	1400	1674	1081
2nd Sty Area	816	0	782	968	1584	920
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2787	1690	2708	2368	3258	2001
Att/Det Gar Sqft	912		528	323		636
Prior Land	$43,000					
Prior Total	$145,000					
Comp Land Estimate	$53,600	$42,100	$0	$7,000	$0	$8,000
Sale Date		7/29/2019	5/30/2018	11/21/2019	9/3/2019	6/11/2019
Sale Price		$179,900	$107,500	$74,900	$166,000	$120,500
Time Adj Sale Price		$185,300	$118,200	$76,200	$169,900	$124,500
TADJSP/SQFT		$109.64	$43.65	$32.18	$52.15	$62.22
Total Adj Factors	$165,800	$107,500	$0	$27,100	$0	$64,200
Adjusted Sale Price		$243,600	$0	$214,900	$0	$226,100
Comparable Estimate	$228,200 ($81.88/SFLA)					

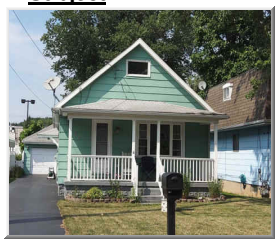
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-10-5	114.18-5-6.1	125.11-7-2	113.64-2-8	114.09-5-3.11	113.08-2-10.1
Owner	Wieczorek, Paul M	Hawkins, Theodore	Dybalski, Robert J Jr	Prible, Stacey Lin	Klein, Steven R	Dolce, Jason R
Address	928 Borden Rd	849 Losson Rd	1033 French Rd	88 Edmund St	39 Bellevue Ave	160 Como Park 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	124	124	127	120	123	123
School Code	143007	143001	146801	143009	143001	143001
Site No.	1	1	1	1	1	1
Land Size	187 x 317	100 x 203	100 x 215	90 x 109	127 x 129	80 x 110
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1890 / 0	1853 / 0	1907 / 0	1934 / 0	1890 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.7	2.0	2.0
Bedrooms	4	4	5	4	4	5
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	2 Crawl 0	4 Full 0	2 Crawl 0
1st Sty Area	1417	1040	1560	1535	704	1302
2nd Sty Area	713	0	0	0	704	1302
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1954	1690	1707	1993	1408	2604
Att/Det Gar Sqft	484 924			342	400	672
Prior Land	$46,500					
Prior Total	$125,000					
Comp Land Estimate	$56,600	$42,100	$32,900	$16,000	$38,600	$27,600
Sale Date		7/29/2019	1/23/2020	11/8/2019	10/2/2019	10/19/2020
Sale Price		$179,900	$159,000	$155,000	$125,000	$160,050
Time Adj Sale Price		$185,300	$160,600	$157,600	$127,500	$160,100
TADJSP/SQFT		$109.64	$94.08	$79.08	$90.55	$61.48
Total Adj Factors	$117,400	$107,500	$80,000	$59,400	$64,900	$95,400
Adjusted Sale Price		$195,200	$198,000	$215,600	$180,000	$182,100
Comparable Estimate	$194,200 ($99.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-10-4	114.19-1-68	114.19-2-14	114.18-2-6	114.17-8-14	114.19-1-75
Owner	Weale, Karin A	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Eddy, Robert T	Leis, Brian J
Address	960 Borden Rd	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	203 Losson Rd	83 Jerome 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	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 538	67 x 120	48 x 133	68 x 144	62 x 130	60 x 120
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	1952 / 0	1981 / 0	1987 / 0	1991 / 0	1985 / 0	1981 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	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	2 / 0	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1594	1344	1339	1805	1596	1092
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 0	0 360
SFLA	1594	1344	1339	1805	1596	1092
Att/Det Gar Sqft	528	460	462	400	462	396
Prior Land	$33,000					
Prior Total	$155,000					
Comp Land Estimate	$42,800	$27,600	$22,700	$30,500	$27,100	$25,500
Sale Date		8/30/2019	2/5/2019	8/27/2020	10/2/2018	1/21/2020
Sale Price		$171,500	$170,000	$257,900	$192,000	$174,900
Time Adj Sale Price		$176,100	$178,000	$257,900	$205,200	$176,600
TADJSP/SQFT		$131.03	$132.94	$142.88	$128.57	$161.72
Total Adj Factors	$138,700	$118,300	$116,600	$157,800	$148,700	$98,600
Adjusted Sale Price		$196,500	$200,100	$238,800	$195,200	$216,700
Comparable Estimate	$209,500 ($131.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-10-3	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Klima, Timothy S	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	972 Borden Rd	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 538	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	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	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1337	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1337	1344	1339	1092	1235	1255
Att/Det Gar Sqft	576	460	462	396	441	441
Prior Land	$33,000					
Prior Total	$140,000					
Comp Land Estimate	$42,800	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$119,800	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$177,600	$181,200	$197,800	$195,100	$178,500
Comparable Estimate	$186,000 ($139.12/SFLA)					

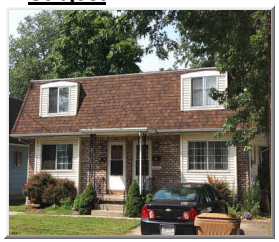
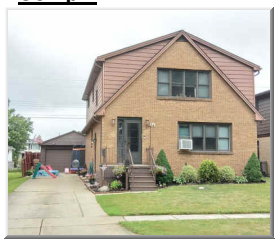
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-10-2	113.20-4-16	114.19-4-9	113.20-4-3	114.13-2-61	114.19-2-10
Owner	Roetzer Tracy S	Dublino, Matthew	Bundy, Anthony L	Umphreyville, Jilian	Spencer, Joelle D	Smith, Tara L
Address	980 Borden Rd	2419 Union Rd	1149 Losson Rd	37 Groell Ave	20 Elmleaf Dr	252 Barbados 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	124	124	124	124	124	124
School Code	143007	143001	143007	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 538	61 x 164	123 x 353	70 x 115	67 x 120	60 x 120
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	04 Cape cod	03 Split level
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1952 / 0	1953 / 0	2001 / 0	1981 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	1 / N	1 / N
Stories	1.5	1.7	2.0	1.5	1.5	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 2
1st Sty Area	1198	963	864	800	1076	1340
2nd Sty Area	0	0	864	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 594	0 0	0 0	0 0	373 300
SFLA	1725	1684	1728	1184	1619	1713
Att/Det Gar Sqft	576	484	720	400	504	
Prior Land	$34,500					
Prior Total	$150,000					
Comp Land Estimate	$45,100	$29,600	$48,800	$27,900	$27,600	$25,500
Sale Date		4/26/2018	10/10/2019	5/1/2019	7/16/2018	10/19/2018
Sale Price		$118,000	$260,000	$160,000	$210,000	$215,000
Time Adj Sale Price		$130,500	$265,200	$165,900	$228,300	$229,800
TADJSP/SQFT		$77.49	$153.47	$140.12	$141.01	$134.15
Total Adj Factors	$135,300	$64,900	$166,300	$102,200	$158,500	$122,900
Adjusted Sale Price		$200,900	$234,200	$199,000	$205,100	$242,200
Comparable Estimate	$216,300 ($125.39/SFLA)					

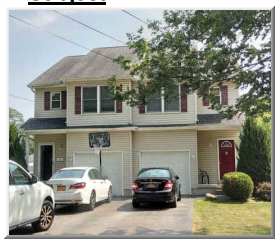
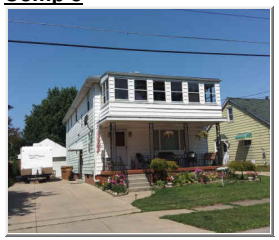
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.20-10-1	114.18-8-23	114.18-8-51	114.18-8-64	114.18-8-31	114.18-5-21
Owner	Potter, Lewis J	Moynihan, Kevin D	Pendharkar, Nitin R	Vu, Cha T	Maciejewski, Shaun Mic	Dudley, Felicia E
Address	988 Borden Rd	193 Whitney Pl	201 Whitney Pl	4 Garnet Dr	172 Whitney Pl	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143007	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 538	83 x 131	81 x 134	80 x 148	80 x 147	60 x 141
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	2009 / 0	2003 / 0	2019 / 0	2010 / 0	2003 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1139	1386	909	1703	1041	1175
2nd Sty Area	1102	880	1369	717	996	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2241	2266	2278	2420	2037	2178
Att/Det Gar Sqft	441	516	488	456	440	420
Prior Land	$33,000					
Prior Total	$232,400					
Comp Land Estimate	$42,800	$32,800	$32,900	$34,100	$34,000	$27,600
Sale Date		1/28/2020	6/10/2020	7/25/2019	1/10/2019	9/25/2018
Sale Price		$275,000	$309,900	$325,000	$270,000	$250,000
Time Adj Sale Price		$277,800	$310,400	$334,800	$283,600	$268,700
TADJSP/SQFT		$122.59	$136.26	$138.35	$139.22	$123.37
Total Adj Factors	$198,400	$196,200	$201,200	$206,600	$180,700	$164,100
Adjusted Sale Price		$280,000	$307,600	$326,600	$301,300	$303,000
Comparable Estimate	$303,700 ($135.52/SFLA)					

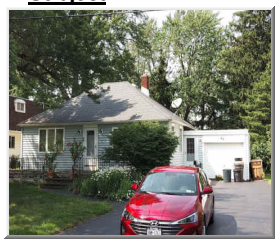
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-15	113.20-4-3	113.71-8-2	113.20-5-36	114.17-3-8	113.20-4-16
Owner	Salemi, Richard M	Umphreyville, Jilian	Otamere, Trina D	Kaska, Julie	Krempa, Jonathan J	Dublino, Matthew
Address	20 Brown Ave	37 Groell Ave	295 Parker St	26 Redoak Dr	109 Hillpine Rd	2419 Union 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	124	124	120	124	124	124
School Code	143001	143001	143009	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 115	70 x 115	60 x 119	131 x 115	60 x 145	61 x 164
Building Style	08 Old style	04 Cape cod	08 Old style	01 Ranch	01 Ranch	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1902 / 0	1953 / 0	1900 / 0	1987 / 0	1989 / 0	1947 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.5	1.3	1.0	1.0	1.7
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	800	1244	1220	1072	963
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 594
SFLA	1056	1184	1343	1220	1072	1684
Att/Det Gar Sqft	400	400	528	440	418	484
Prior Land	$13,700					
Prior Total	$85,000					
Comp Land Estimate	$15,400	$27,900	$13,000	$38,400	$27,900	$29,600
Sale Date		5/1/2019	1/3/2020	9/11/2018	7/6/2018	4/26/2018
Sale Price		$160,000	$111,000	$182,000	$180,000	$118,000
Time Adj Sale Price		$165,900	$112,100	$195,600	$195,700	$130,500
TADJSP/SQFT		$140.12	$83.47	$160.33	$182.56	$77.49
Total Adj Factors	$60,900	$102,200	$47,400	$119,600	$116,300	$64,900
Adjusted Sale Price		$124,600	$125,600	$136,900	$140,300	$126,500
Comparable Estimate	$130,800 ($123.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-2	123.36-4-14	114.18-5-6.1	113.20-4-16	112.67-6-7	90.84-2-57
Owner	LeRoy, Steven A	Mack, Scott C	Hawkins, Theodore	Dublino, Matthew	Kowalow, Andrew P Jr	Lowville Enterprises LL
Address	25 Brown Ave	2138 Clinton St	849 Losson Rd	2419 Union Rd	370 Shanley St	105 East End Ave
Property Class	230 3 Family Res	230 3 Family Res	220 2 Family Res	210 1 Family Res	230 3 Family Res	230 3 Family Res
Neighborhood	124	120	124	124	120	105
School Code	143001	143009	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 115	33 x 125	100 x 203	61 x 164	60 x 117	30 x 111
Building Style	08 Old style	08 Old style	08 Old style	04 Cape cod	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1922 / 0	1890 / 0	1947 / 0	1912 / 0	1900 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy	D Economy 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	2.5	1.5	1.7	2.0	2.0
Bedrooms	3	6	4	3	6	5
Full/Half Baths	3 / 0	3 / 0	2 / 0	1 / 1	3 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	1 Slab/pier 0
1st Sty Area	1054	1081	1040	963	1926	1400
2nd Sty Area	0	920	0	0	782	968
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 594	0 0	0 0
SFLA	1713	2001	1690	1684	2708	2368
Att/Det Gar Sqft		636		484	528	323
Prior Land	$13,700					
Prior Total	$80,000					
Comp Land Estimate	$15,400	$8,000	$42,100	$29,600	$0	$7,000
Sale Date		6/11/2019	7/29/2019	4/26/2018	5/30/2018	11/21/2019
Sale Price		$120,500	$179,900	$118,000	$107,500	$74,900
Time Adj Sale Price		$124,500	$185,300	$130,500	$118,200	$76,200
TADJSP/SQFT		$62.22	$109.64	$77.49	$43.65	$32.18
Total Adj Factors	$82,600	$64,200	$107,500	$64,900	$0	$27,100
Adjusted Sale Price		$142,900	$160,400	$148,200	$0	$131,700
Comparable Estimate	$145,800 ($85.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-14	113.50-5-5	113.12-1-46	113.08-3-25	113.12-1-20	113.12-1-21
Owner	L Bucher Properties LL	Al Mamun, Abdullah	Seyar, Mohamad I Moha	Mirza, Fahad U	Moura, Vinicius F	Weng, Ying
Address	28 Brown Ave	14 Fairoaks Ln	15 Bink St	175 Vern Ln	27 Marie Ave	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	122	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 105	75 x 142	60 x 120	60 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1954 / 0	1965 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	5	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1218	1162	1144	1118	1118
2nd Sty Area	1258	1218	1110	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 0	0 0
SFLA	2378	2436	2272	2288	2262	2262
Att/Det Gar Sqft		400		462		506
Prior Land	$18,600					
Prior Total	$150,000					
Comp Land Estimate	$22,100	$15,300	$21,900	$18,400	$17,800	$15,900
Sale Date		9/29/2020	11/18/2019	8/20/2018	11/20/2019	6/28/2019
Sale Price		$216,000	$180,000	$176,000	$170,980	$170,000
Time Adj Sale Price		$216,000	$183,000	$190,300	$173,800	$175,700
TADJSP/SQFT		$88.67	$80.55	$83.17	$76.83	$77.67
Total Adj Factors	$115,400	$102,200	$92,200	$99,600	$87,100	$92,700
Adjusted Sale Price		$229,200	$206,200	$206,100	$202,100	$198,400
Comparable Estimate	$208,400 ($87.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-13	113.50-5-5	113.34-1-21	113.34-1-31	125.06-12-32	113.12-1-26
Owner	Kozub Carol A	Al Mamun, Abdullah	Ostrowski, Gary J	Al-Naji, Dia	Craven, Charles R II	Bell, Anthony M
Address	34 Brown Ave	14 Fairoaks Ln	39 Sandy Ln	79 Sandy Ln	140 Seine Dr	3 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	122	122	122	125	122
School Code	143001	143001	143001	143001	146801	143001
Site No.	1	1	1	1	1	1
Land Size	50 x 115	50 x 105	59 x 185	73 x 123	50 x 100	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1970 / 0	1965 / 0	1967 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	6	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1420	1218	1236	1232	1232	1144
2nd Sty Area	1287	1218	1296	1260	1232	1144
Fin Bsmt/Fin Rec Rm	0 0	0 750	0 0	0 0	0 400	0 0
SFLA	2707	2436	2532	2492	2464	2288
Att/Det Gar Sqft		400	418	460	440	462
Prior Land	$18,600					
Prior Total	$160,000					
Comp Land Estimate	$22,100	$15,300	$21,800	$20,200	$15,800	$15,900
Sale Date		9/29/2020	9/13/2019	5/2/2019	6/24/2019	12/27/2019
Sale Price		$216,000	$200,000	$151,000	$187,000	$185,000
Time Adj Sale Price		$216,000	$204,700	$156,600	$193,300	$187,500
TADJSP/SQFT		$88.67	$80.85	$62.84	$78.45	$81.95
Total Adj Factors	$133,700	$102,200	$107,900	$77,400	$106,800	$98,600
Adjusted Sale Price		$247,500	$230,500	$212,900	$220,200	$222,600
Comparable Estimate	$226,700 ($83.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-3.2	114.09-6-1	113.50-5-5	113.34-1-21	125.11-6-15	113.55-3-7
Owner	Khoury, Elias B	Roman, Brendan P	Al Mamun, Abdullah	Ostrowski, Gary J	Saleh, Abdulnaser	Wysocki, Robin A
Address	35 Brown Ave	55 Center Ave	14 Fairoaks Ln	39 Sandy Ln	69 Pheasant Ln	90 Iroquois Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	127	120
School Code	143001	143001	143001	143001	146801	143009
Site No.	1	1	1	1	1	1
Land Size	70 x 115	85 x 120	50 x 105	59 x 185	60 x 139	51 x 108
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	2004 / 0	1994 / 0	1965 / 0	1967 / 0	1970 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	4 / 2	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1274	1184	1218	1236	1268	1378
2nd Sty Area	1736	1240	1218	1296	1632	1378
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 0	0 0	0 0
SFLA	3010	2424	2436	2532	2900	2756
Att/Det Gar Sqft	480	400	400	418	418	440
Prior Land	$22,100					
Prior Total	$220,000					
Comp Land Estimate	$27,900	$30,000	$15,300	$21,800	$22,000	$12,000
Sale Date		1/3/2019	9/29/2020	9/13/2019	10/2/2020	1/9/2019
Sale Price		$235,000	$216,000	$200,000	$175,000	$175,000
Time Adj Sale Price		$246,800	$216,000	$204,700	$175,000	$183,800
TADJSP/SQFT		$101.82	$88.67	$80.85	$60.34	$66.69
Total Adj Factors	$184,500	$128,100	$102,200	$107,900	$106,700	$89,800
Adjusted Sale Price		$303,200	$298,300	$281,300	$252,800	$278,500
Comparable Estimate	$282,800 ($93.95/SFLA)					

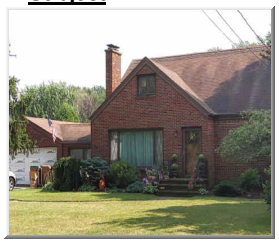
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-11.1	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	113.20-5-2
Owner	Majchrzak, George D	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Szymanski, Brian
Address	42 Brown Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 166	131 x 115	60 x 145	60 x 121	60 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	1
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	933	1220	1072	1255	1004	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	933	1220	1072	1255	1004	1302
Att/Det Gar Sqft	180	440	418	441	414	399
Prior Land	$23,500					
Prior Total	$110,000					
Comp Land Estimate	$28,300	$38,400	$27,900	$25,600	$25,500	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$170,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$104.76
Total Adj Factors	$83,000	$119,600	$116,300	$95,600	$101,500	$88,100
Adjusted Sale Price		$159,000	$162,400	$141,700	$156,100	$131,300
Comparable Estimate	$150,100 ($160.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-3.1	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	113.20-5-2
Owner	Bialkowski Jeffrey D	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Szymanski, Brian
Address	43 Brown Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 115	131 x 115	60 x 145	60 x 121	60 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1220	1072	1255	1004	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	936	1220	1072	1255	1004	1302
Att/Det Gar Sqft	1,040	440	418	441	414	399
Prior Land	$26,500					
Prior Total	$119,000					
Comp Land Estimate	$34,700	$38,400	$27,900	$25,600	$25,500	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$170,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$104.76
Total Adj Factors	$96,900	$119,600	$116,300	$95,600	$101,500	$88,100
Adjusted Sale Price		$172,900	$176,300	$155,600	$170,000	$145,200
Comparable Estimate	$164,000 ($175.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-9.1	113.20-4-3	113.20-4-16	114.13-2-61	114.17-3-7	113.20-5-36
Owner	Gordon Keith M	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Seiser, Gregory	Kaska, Julie
Address	48 Brown Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	105 Hillpine Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	87 x 115	70 x 115	61 x 164	67 x 120	60 x 145	131 x 115
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1953 / 0	1947 / 0	2001 / 0	1988 / 0	1987 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	1.7	1.5	2.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	886	800	963	1076	796	1220
2nd Sty Area	0	0	0	0	585	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1370	1184	1684	1619	1381	1220
Att/Det Gar Sqft	264	400	484	504	440	440
Prior Land	$24,300					
Prior Total	$88,000					
Comp Land Estimate	$31,500	$27,900	$29,600	$27,600	$27,900	$38,400
Sale Date		5/1/2019	4/26/2018	7/16/2018	10/2/2020	9/11/2018
Sale Price		$160,000	$118,000	$210,000	$223,000	$182,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$223,000	$195,600
TADJSP/SQFT		$140.12	$77.49	$141.01	$161.48	$160.33
Total Adj Factors	$99,000	$102,200	$64,900	$158,500	$107,300	$119,600
Adjusted Sale Price		$162,700	$164,600	$168,800	$214,700	$175,000
Comparable Estimate	$177,200 ($129.34/SFLA)					

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

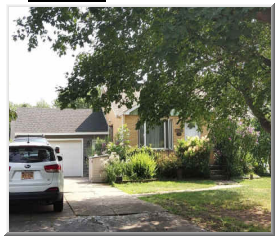
Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-4	113.20-4-16	113.20-4-3	114.13-2-61	114.17-7-16	114.17-5-4
Owner	Meier Robert J	Dublino, Matthew	Umphreyville, Jilian	Spencer, Joelle D	Lysiak, Christie J	Jacobs, Aronezz
Address	51 Brown Ave	2419 Union Rd	37 Groell Ave	20 Elmleaf Dr	38 Butternut Rd	18 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 115	61 x 164	70 x 115	67 x 120	55 x 164	62 x 124
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	02 Raised ranch	05 Colonial
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1947 / 0	1953 / 0	2001 / 0	1987 / 0	1986 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	1 / N	0 / N	1 / Y
Stories	1.5	1.7	1.5	1.5	1.0	2.0
Bedrooms	2	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 1	2 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1761	963	800	1076	1108	1234
2nd Sty Area	0	0	0	0	0	1140
Fin Bsmt/Fin Rec Rm	0 0	0 594	0 0	0 0	1040 0	0 0
SFLA	2193	1684	1184	1619	2148	2374
Att/Det Gar Sqft	460	484	400	504	576	264
Prior Land	$26,500					
Prior Total	$160,000					
Comp Land Estimate	$34,700	$29,600	$27,900	$27,600	$27,600	$26,500
Sale Date		4/26/2018	5/1/2019	7/16/2018	7/18/2019	8/27/2020
Sale Price		$118,000	$160,000	$210,000	$189,900	$273,000
Time Adj Sale Price		$130,500	$165,900	$228,300	$195,600	$273,000
TADJSP/SQFT		$77.49	$140.12	$141.01	$91.06	$115.00
Total Adj Factors	$156,700	$64,900	$102,200	$158,500	$144,900	$170,300
Adjusted Sale Price		$222,300	$220,400	$226,500	$207,400	$259,400
Comparable Estimate	$227,200 ($103.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-7	113.20-5-36	114.17-3-8	114.17-3-24	113.20-5-2	114.13-2-18
Owner	Filbert, Robert J Jr	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Szymanski, Brian	Joy, Geoffrey
Address	54 Brown Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	97 Losson Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 115	131 x 115	60 x 145	60 x 121	73 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0	1990 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	1	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1220	1072	1255	1302	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1080	1220	1072	1255	1302	1235
Att/Det Gar Sqft		440	418	441	399	441
Prior Land	$13,700					
Prior Total	$97,000					
Comp Land Estimate	$15,400	$38,400	$27,900	$25,600	$29,400	$26,100
Sale Date		9/11/2018	7/6/2018	2/11/2020	5/24/2019	3/2/2018
Sale Price		$182,000	$180,000	$153,000	$131,500	$162,000
Time Adj Sale Price		$195,600	$195,700	$154,300	$136,400	$180,100
TADJSP/SQFT		$160.33	$182.56	$122.95	$104.76	$145.83
Total Adj Factors	$67,100	$119,600	$116,300	$95,600	$88,100	$104,800
Adjusted Sale Price		$143,100	$146,500	$125,800	$115,400	$142,400
Comparable Estimate	$134,600 ($124.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-5	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-18	114.17-3-8
Owner	Kucharski, Rita T	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Joy, Geoffrey	Krempa, Jonathan J
Address	59 Brown Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	131 x 115	60 x 121	73 x 120	62 x 120	60 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1987 / 0	1989 / 0	1988 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	1220	1255	1302	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1200	1220	1255	1302	1235	1072
Att/Det Gar Sqft	300	440	441	399	441	418
Prior Land	$22,100					
Prior Total	$130,000					
Comp Land Estimate	$27,900	$38,400	$25,600	$29,400	$26,100	$27,900
Sale Date		9/11/2018	2/11/2020	5/24/2019	3/2/2018	7/6/2018
Sale Price		$182,000	$153,000	$131,500	$162,000	$180,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$180,100	$195,700
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.83	$182.56
Total Adj Factors	$100,200	$119,600	$95,600	$88,100	$104,800	$116,300
Adjusted Sale Price		$176,200	$158,900	$148,500	$175,500	$179,600
Comparable Estimate	$167,700 ($139.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-6	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Gawronski, Gary E	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	60 Brown Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1156	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1156	1184	1684	1619	1220	1255
Att/Det Gar Sqft	280	400	484	504	440	441
Prior Land	$22,100					
Prior Total	$101,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$83,600	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$147,300	$149,200	$153,400	$159,600	$142,300
Comparable Estimate	$150,400 ($130.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-6	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-8
Owner	Jones Michael S	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Krempa, Jonathan J
Address	65 Brown Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 145
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	932	800	963	1076	1220	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	932	1184	1684	1619	1220	1072
Att/Det Gar Sqft	440	400	484	504	440	418
Prior Land	$22,100					
Prior Total	$97,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$27,900
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	7/6/2018
Sale Price		$160,000	$118,000	$210,000	$182,000	$180,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$195,700
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$182.56
Total Adj Factors	$76,000	$102,200	$64,900	$158,500	$119,600	$116,300
Adjusted Sale Price		$139,700	$141,600	$145,800	$152,000	$155,400
Comparable Estimate	$146,900 ($157.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-5	113.20-5-36	114.17-3-24	113.20-5-2	114.17-3-8	114.13-2-18
Owner	Youssef, Fahed	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Krempa, Jonathan J	Joy, Geoffrey
Address	66 Brown Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	109 Hillpine Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	131 x 115	60 x 121	73 x 120	60 x 145	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1129	1220	1255	1302	1072	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1129	1220	1255	1302	1072	1235
Att/Det Gar Sqft	484	440	441	399	418	441
Prior Land	$22,100					
Prior Total	$126,000					
Comp Land Estimate	$27,900	$38,400	$25,600	$29,400	$27,900	$26,100
Sale Date		9/11/2018	2/11/2020	5/24/2019	7/6/2018	3/2/2018
Sale Price		$182,000	$153,000	$131,500	$180,000	$162,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$195,700	$180,100
TADJSP/SQFT		$160.33	$122.95	$104.76	$182.56	$145.83
Total Adj Factors	$103,500	$119,600	$95,600	$88,100	$116,300	$104,800
Adjusted Sale Price		$179,500	$162,200	$151,800	$182,900	$178,800
Comparable Estimate	$171,000 ($151.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-7	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Kloc, Daniel M	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	71 Brown Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	764	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1124	1184	1684	1619	1220	1255
Att/Det Gar Sqft	576	400	484	504	440	441
Prior Land	$22,100					
Prior Total	$90,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$86,400	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$150,100	$152,000	$156,200	$162,400	$145,100
Comparable Estimate	$153,200 ($136.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-4	113.20-5-36	113.20-5-2	114.17-3-24	114.13-2-18	114.13-2-26
Owner	Khalil, Khalil	Kaska, Julie	Szymanski, Brian	Morrissey, Terrence	Joy, Geoffrey	Miller, Eric W
Address	72 Brown Ave	26 Redoak Dr	97 Losson Rd	173 Hillpine Rd	232 Losson Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	131 x 115	73 x 120	60 x 121	62 x 120	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1987 / 0	1988 / 0	1989 / 0	1990 / 0	1998 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	1	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1220	1302	1255	1235	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1220	1302	1255	1235	1426
Att/Det Gar Sqft	300	440	399	441	441	400
Prior Land	$22,100					
Prior Total	$141,000					
Comp Land Estimate	$27,900	$38,400	$29,400	$25,600	$26,100	$27,000
Sale Date		9/11/2018	5/24/2019	2/11/2020	3/2/2018	11/5/2020
Sale Price		$182,000	$131,500	$153,000	$162,000	$207,500
Time Adj Sale Price		$195,600	$136,400	$154,300	$180,100	$207,500
TADJSP/SQFT		$160.33	$104.76	$122.95	$145.83	$145.51
Total Adj Factors	$110,400	$119,600	$88,100	$95,600	$104,800	$122,300
Adjusted Sale Price		$186,400	$158,700	$169,100	$185,700	$195,600
Comparable Estimate	$179,100 ($135.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-8	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-18	114.13-2-26
Owner	Young, Caryn E	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Joy, Geoffrey	Miller, Eric W
Address	73 Brown Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	232 Losson Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 115	131 x 115	60 x 121	73 x 120	62 x 120	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1987 / 0	1989 / 0	1988 / 0	1990 / 0	1998 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1290	1220	1255	1302	1235	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 729	0 0	0 0	0 0	0 0	0 0
SFLA	1290	1220	1255	1302	1235	1426
Att/Det Gar Sqft	330	440	441	399	441	400
Prior Land	$20,600					
Prior Total	$138,000					
Comp Land Estimate	$25,000	$38,400	$25,600	$29,400	$26,100	$27,000
Sale Date		9/11/2018	2/11/2020	5/24/2019	3/2/2018	11/5/2020
Sale Price		$182,000	$153,000	$131,500	$162,000	$207,500
Time Adj Sale Price		$195,600	$154,300	$136,400	$180,100	$207,500
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.83	$145.51
Total Adj Factors	$106,900	$119,600	$95,600	$88,100	$104,800	$122,300
Adjusted Sale Price		$182,900	$165,600	$155,200	$182,200	$192,100
Comparable Estimate	$175,600 ($136.12/SFLA)					

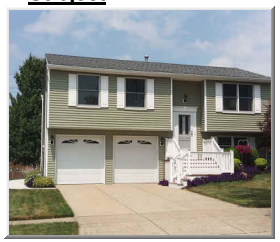
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-3	113.20-5-36	114.17-3-24	113.20-5-2	114.17-3-8	114.13-2-18
Owner	Irizarry Salvador	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Krempa, Jonathan J	Joy, Geoffrey
Address	80 Brown Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	109 Hillpine Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 115	131 x 115	60 x 121	73 x 120	60 x 145	62 x 120
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	1953 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	1	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1137	1220	1255	1302	1072	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 144	0 0	0 0	0 0	0 0	0 0
SFLA	1137	1220	1255	1302	1072	1235
Att/Det Gar Sqft	308	440	441	399	418	441
Prior Land	$23,500					
Prior Total	$129,000					
Comp Land Estimate	$30,300	$38,400	$25,600	$29,400	$27,900	$26,100
Sale Date		9/11/2018	2/11/2020	5/24/2019	7/6/2018	3/2/2018
Sale Price		$182,000	$153,000	$131,500	$180,000	$162,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$195,700	$180,100
TADJSP/SQFT		$160.33	$122.95	$104.76	$182.56	$145.83
Total Adj Factors	$105,700	$119,600	$95,600	$88,100	$116,300	$104,800
Adjusted Sale Price		$181,700	$164,400	$154,000	$185,100	$181,000
Comparable Estimate	$173,200 ($152.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-9	125.10-1-61	113.08-3-9	113.12-1-26	113.08-3-7	113.12-1-21
Owner	Nawrocki Dale	Decmar Properties, LLC	Hardwick, Jeanette E	Bell, Anthony M	Hall, Emily M	Weng, Ying
Address	83 Brown Ave	73 Strasbourg Dr	21 Wells Ave	3 Marie Ave	29 Wells Ave	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	125	122	122	122	122
School Code	143001	146801	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 115	55 x 110	55 x 120	50 x 112	55 x 120	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1975 / 0	1969 / 0	1966 / 0	1970 / 0	1966 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	7	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1190	1092	1144	1092	1118
2nd Sty Area	1104	1040	1118	1144	1118	1144
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2208	2230	2210	2288	2210	2262
Att/Det Gar Sqft	440		460	462	660	506
Prior Land	$23,500					
Prior Total	$166,000					
Comp Land Estimate	$30,300	$18,100	$17,800	$15,900	$17,800	$15,900
Sale Date		6/28/2018	5/17/2019	12/27/2019	8/11/2020	6/28/2019
Sale Price		$160,000	$173,500	$185,000	$193,500	$170,000
Time Adj Sale Price		$174,900	$179,900	$187,500	$193,500	$175,700
TADJSP/SQFT		$78.43	$81.40	$81.95	$87.56	$77.67
Total Adj Factors	$120,600	$94,000	$90,600	$98,600	$96,000	$92,700
Adjusted Sale Price		$201,500	$209,900	$209,500	$218,100	$203,600
Comparable Estimate	$208,500 ($94.43/SFLA)					

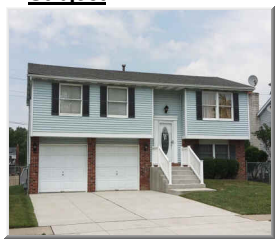
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-2-2	113.20-5-57.2	114.17-8-14	113.20-5-36	114.13-2-26	113.20-5-2
Owner	Komasara, Robert E Jr	Jones, Dawan D	Eddy, Robert T	Kaska, Julie	Miller, Eric W	Szymanski, Brian
Address	88 Brown Ave	41 Redoak Dr	203 Losson Rd	26 Redoak Dr	20 Rushford Ln	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 115	62 x 142	62 x 130	131 x 115	65 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1990 / 0	1985 / 0	1987 / 0	1998 / 0	1988 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 105	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1601	1562	1596	1220	1426	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1601	1562	1596	1220	1426	1302
Att/Det Gar Sqft	345	440	462	440	400	399
Prior Land	$20,600					
Prior Total	$148,902					
Comp Land Estimate	$25,000	$28,300	$27,100	$38,400	$27,000	$29,400
Sale Date		11/26/2019	10/2/2018	9/11/2018	11/5/2020	5/24/2019
Sale Price		$212,500	$192,000	$182,000	$207,500	$131,500
Time Adj Sale Price		$216,100	$205,200	$195,600	$207,500	$136,400
TADJSP/SQFT		$138.35	$128.57	$160.33	$145.51	$104.76
Total Adj Factors	$123,900	$143,900	$148,700	$119,600	$122,300	$88,100
Adjusted Sale Price		$196,100	$180,400	$199,900	$209,100	$172,200
Comparable Estimate	$191,500 ($119.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-25	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Koch Tammi L	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	2 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 154	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1176	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	442 0	400 0	624 0	624 0	625 0
SFLA	1176	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$27,600					
Prior Total	$122,000					
Comp Land Estimate	$35,700	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$95,100	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$164,100	$157,300	$165,200	$174,100	$174,900
Comparable Estimate	$167,100 ($142.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-1	114.17-6-1	114.19-2-77	114.19-2-10	114.17-8-5	114.19-1-71
Owner	Koch, Brian	Koch, Brian	Talukder, Mohammed W	Smith, Tara L	Marr, Michael J	Kotas, Danielle L
Address	3 Butternut Rd	3 Butternut Rd	299 Barbados Dr	252 Barbados Dr	167 Losson Rd	99 Jerome 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	64 x 120	60 x 120	64 x 130	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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1981 / 0	1981 / 0	1988 / 0	1979 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 528	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 2	3 Partial 2	4 Full 1	3 Partial 2
1st Sty Area	1292	1292	1396	1340	1080	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	528 0	438 0	373 300	225 0	660 0
SFLA	1820	1820	1834	1713	1305	1668
Att/Det Gar Sqft	242	242				
Prior Land	$24,600					
Prior Total	$151,000					
Comp Land Estimate	$31,800	$31,800	$26,700	$25,500	$27,800	$27,000
Sale Date		8/25/2020	9/12/2018	10/19/2018	9/28/2018	5/23/2018
Sale Price		$215,000	$195,000	$215,000	$175,000	$190,000
Time Adj Sale Price		$215,000	$209,600	$229,800	$188,100	$208,900
TADJSP/SQFT		$118.13	$114.29	$134.15	$144.14	$125.24
Total Adj Factors	$131,300	$131,300	$126,700	$122,900	$112,700	$116,700
Adjusted Sale Price		$215,000	$214,200	$238,200	$206,700	$223,500
Comparable Estimate	$219,500 ($120.6/SFLA)					

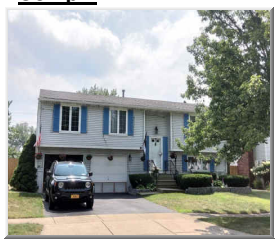
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-24	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Garbacz Robert R	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	6 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 154	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 456	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1026	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	456 0	442 0	400 0	624 0	624 0	625 0
SFLA	1482	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$24,100					
Prior Total	$140,000					
Comp Land Estimate	$29,600	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$111,200	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$180,200	$173,400	$181,300	$190,200	$191,000
Comparable Estimate	$183,200 ($123.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-2	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Reville James M	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	7 Butternut Rd	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 528	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	3	4	3	3	3	3
Full/Half Baths	1 / 1	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1080	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	528 0	400 0	442 0	624 0	624 0	625 0
SFLA	1608	1620	1440	1806	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$21,000					
Prior Total	$144,000					
Comp Land Estimate	$25,500	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$115,000	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$177,200	$184,000	$185,100	$194,000	$194,800
Comparable Estimate	$187,000 ($116.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-23	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Wesolowski, David	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	10 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 154	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 480	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	994	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	480 0	442 0	400 0	624 0	624 0	625 0
SFLA	1474	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$23,900					
Prior Total	$137,946					
Comp Land Estimate	$29,300	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$107,100	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$176,100	$169,300	$177,200	$186,100	$186,900
Comparable Estimate	$179,100 ($121.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-3	114.17-8-5	114.17-6-1	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Pignatora Cynthia L	Marr, Michael J	Koch, Brian	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	11 Butternut Rd	167 Losson Rd	3 Butternut Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	64 x 130	85 x 120	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 275	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1140	1080	1292	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	275 0	225 0	528 0	660 0	373 300	438 0
SFLA	1415	1305	1820	1668	1713	1834
Att/Det Gar Sqft			242			
Prior Land	$21,000					
Prior Total	$133,000					
Comp Land Estimate	$25,500	$27,800	$31,800	$27,000	$25,500	$26,700
Sale Date		9/28/2018	8/25/2020	5/23/2018	10/19/2018	9/12/2018
Sale Price		$175,000	$215,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$188,100	$215,000	$208,900	$229,800	$209,600
TADJSP/SQFT		$144.14	$118.13	$125.24	$134.15	$114.29
Total Adj Factors	$103,100	$112,700	$131,300	$116,700	$122,900	$126,700
Adjusted Sale Price		$178,500	$186,800	$195,300	$210,000	$186,000
Comparable Estimate	$191,300 ($135.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-22	114.17-7-22	114.17-6-20	113.20-5-18	113.20-5-11	114.17-5-30
Owner	Cacaccio Jessica L	Cacaccio, Jessica L	Hajiskari, Parker E	Mohamed, Mushtaq A	Gould, David	McCabe, Shawn P Jr
Address	14 Butternut Rd	14 Butternut Rd	63 Rushford Ln	121 Groell Ave	133 Losson Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 155	62 x 155	65 x 194	115 x 140	85 x 120	59 x 116
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	1988 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1052	1052	934	1018	954	813
2nd Sty Area	772	772	839	825	666	740
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 108	0 0	0 250
SFLA	1824	1824	1773	1843	1620	1553
Att/Det Gar Sqft	440	440	420	528	441	420
Prior Land	$24,000					
Prior Total	$145,000					
Comp Land Estimate	$29,400	$29,400	$32,600	$40,200	$31,800	$24,800
Sale Date		3/5/2019	4/20/2020	2/20/2020	3/5/2018	12/30/2019
Sale Price		$205,000	$215,000	$275,000	$180,000	$205,000
Time Adj Sale Price		$214,000	$216,100	$277,300	$200,100	$207,700
TADJSP/SQFT		$117.32	$121.88	$150.46	$123.52	$133.74
Total Adj Factors	$135,900	$134,700	$134,100	$174,700	$132,500	$116,700
Adjusted Sale Price		$215,200	$217,900	$238,500	$203,500	$226,900
Comparable Estimate	$220,400 ($120.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-4	114.17-7-3	114.17-7-20	114.17-8-35	114.17-3-9	114.17-7-19
Owner	Renda, Nancy S	Saez, Elizabeth	Rivera, Cindy A	Lepovich, Bradley C	Czerwonka, Andrew M	Pilarz, Derek S
Address	15 Butternut Rd	9 Ashleaf Dr	22 Butternut Rd	5 Rushford Ln	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 163	62 x 192	62 x 155	60 x 120	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1987 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	3 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1168	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	400 0	624 0	625 0	442 0
SFLA	1740	1806	1620	1844	1737	1440
Att/Det Gar Sqft			400			
Prior Land	$24,100					
Prior Total	$148,000					
Comp Land Estimate	$29,200	$31,400	$29,400	$25,500	$27,900	$29,400
Sale Date		6/13/2018	8/9/2019	5/25/2018	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$190,000	$203,400	$220,000	$177,400
TADJSP/SQFT		$110.47	$117.28	$110.30	$126.66	$123.19
Total Adj Factors	$120,200	$129,400	$127,800	$124,400	$140,200	$108,400
Adjusted Sale Price		$190,300	$182,400	$199,200	$200,000	$189,200
Comparable Estimate	$192,200 ($110.46/SFLA)					

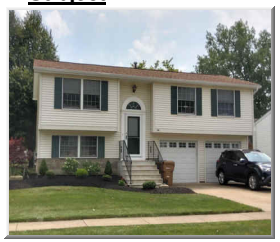
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

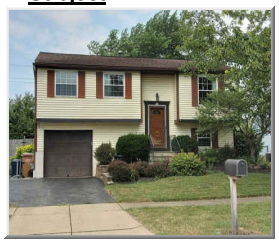
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-21	114.17-6-11	114.17-5-30	114.17-5-22	114.17-2-24	113.20-5-11
Owner	Hamric Jeffrey D & W	Kleinfelder, Michael R	McCabe, Shawn P Jr	Hill, Stephen J	Benning, Natasha	Gould, David
Address	18 Butternut Rd	58 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 155	60 x 120	59 x 116	66 x 119	63 x 145	85 x 120
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	1988 / 0	1987 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	632	813	874	848	954
2nd Sty Area	676	888	740	641	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1540	1520	1553	1515	1465	1620
Att/Det Gar Sqft	400	400	420	440	440	441
Prior Land	$24,000					
Prior Total	$158,000					
Comp Land Estimate	$29,400	$25,500	$24,800	$27,200	$28,900	$31,800
Sale Date		5/20/2020	12/30/2019	9/5/2018	4/25/2018	3/5/2018
Sale Price		$207,000	$205,000	$206,500	$210,000	$180,000
Time Adj Sale Price		$207,700	$207,700	$222,000	$232,200	$200,100
TADJSP/SQFT		$136.64	$133.74	$146.53	$158.50	$123.52
Total Adj Factors	$116,400	$114,900	$116,700	$115,000	$115,100	$132,500
Adjusted Sale Price		$209,200	$207,400	$223,400	$233,500	$184,000
Comparable Estimate	$211,500 ($137.34/SFLA)					

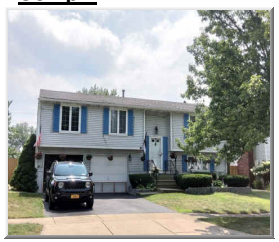
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-5	114.17-8-5	114.17-6-1	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Olejniczak Brian C	Marr, Michael J	Koch, Brian	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	19 Butternut Rd	167 Losson Rd	3 Butternut Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 206	64 x 130	85 x 120	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 275	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1140	1080	1292	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	275 0	225 0	528 0	660 0	373 300	438 0
SFLA	1415	1305	1820	1668	1713	1834
Att/Det Gar Sqft			242			
Prior Land	$25,700					
Prior Total	$137,000					
Comp Land Estimate	$31,200	$27,800	$31,800	$27,000	$25,500	$26,700
Sale Date		9/28/2018	8/25/2020	5/23/2018	10/19/2018	9/12/2018
Sale Price		$175,000	$215,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$188,100	$215,000	$208,900	$229,800	$209,600
TADJSP/SQFT		$144.14	$118.13	$125.24	$134.15	$114.29
Total Adj Factors	$107,400	$112,700	$131,300	$116,700	$122,900	$126,700
Adjusted Sale Price		$182,800	$191,100	$199,600	$214,300	$190,300
Comparable Estimate	$195,600 ($138.23/SFLA)					

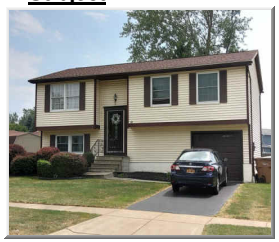
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-20	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Rivera, Cindy A	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	22 Butternut Rd	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 155	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 400	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	3 / 0	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1220	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	400 0	400 0	442 0	624 0	624 0	625 0
SFLA	1620	1620	1440	1806	1844	1737
Att/Det Gar Sqft	400	400				
Prior Land	$24,000					
Prior Total	$132,000					
Comp Land Estimate	$29,400	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$127,800	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$190,000	$196,800	$197,900	$206,800	$207,600
Comparable Estimate	$199,800 ($123.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-6	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Napieralski , Paul J	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	23 Butternut Rd	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 182	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1108	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	400 0	442 0	624 0	624 0	625 0
SFLA	1628	1620	1440	1806	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$24,900					
Prior Total	$144,000					
Comp Land Estimate	$30,200	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$113,400	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$175,600	$182,400	$183,500	$192,400	$193,200
Comparable Estimate	$185,400 ($113.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-19	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Pilarz, Derek S	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	26 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 156	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 442	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	998	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	442 0	442 0	400 0	624 0	624 0	625 0
SFLA	1440	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$24,000					
Prior Total	$141,930					
Comp Land Estimate	$29,400	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$108,400	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$177,400	$170,600	$178,500	$187,400	$188,200
Comparable Estimate	$180,400 ($125.28/SFLA)					

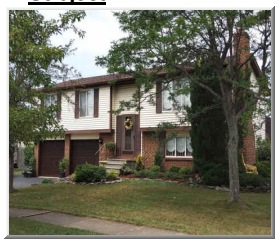
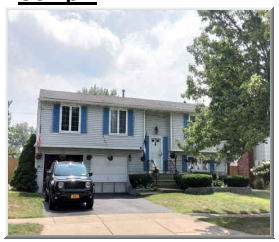
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-7	114.17-7-3	114.17-7-20	114.17-8-35	114.17-3-9	114.17-7-19
Owner	Barron, William J	Saez, Elizabeth	Rivera, Cindy A	Lepovich, Bradley C	Czerwonka, Andrew M	Pilarz, Derek S
Address	27 Butternut Rd	9 Ashleaf Dr	22 Butternut Rd	5 Rushford Ln	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 158	62 x 192	62 x 155	60 x 120	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1987 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	3 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1220	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	624 0	400 0	624 0	625 0	442 0
SFLA	1740	1806	1620	1844	1737	1440
Att/Det Gar Sqft			400			
Prior Land	$23,800					
Prior Total	$150,000					
Comp Land Estimate	$28,900	$31,400	$29,400	$25,500	$27,900	$29,400
Sale Date		6/13/2018	8/9/2019	5/25/2018	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$190,000	$203,400	$220,000	$177,400
TADJSP/SQFT		$110.47	$117.28	$110.30	$126.66	$123.19
Total Adj Factors	$122,000	$129,400	$127,800	$124,400	$140,200	$108,400
Adjusted Sale Price		$192,100	$184,200	$201,000	$201,800	$191,000
Comparable Estimate	$194,000 ($111.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-18	114.17-6-20	114.17-7-22	113.20-5-11	114.17-6-11	114.17-5-30
Owner	Pronobis, Mari Jo	Hajiskari, Parker E	Cacaccio, Jessica L	Gould, David	Kleinfelder, Michael R	McCabe, Shawn P Jr
Address	30 Butternut Rd	63 Rushford Ln	14 Butternut Rd	133 Losson Rd	58 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 156	65 x 194	62 x 155	85 x 120	60 x 120	59 x 116
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	1988 / 0	1987 / 0	1988 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	989	934	1052	954	632	813
2nd Sty Area	718	839	772	666	888	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1707	1773	1824	1620	1520	1553
Att/Det Gar Sqft	380	420	440	441	400	420
Prior Land	$23,900					
Prior Total	$170,482					
Comp Land Estimate	$29,100	$32,600	$29,400	$31,800	$25,500	$24,800
Sale Date		4/20/2020	3/5/2019	3/5/2018	5/20/2020	12/30/2019
Sale Price		$215,000	$205,000	$180,000	$207,000	$205,000
Time Adj Sale Price		$216,100	$214,000	$200,100	$207,700	$207,700
TADJSP/SQFT		$121.88	$117.32	$123.52	$136.64	$133.74
Total Adj Factors	$124,800	$134,100	$134,700	$132,500	$114,900	$116,700
Adjusted Sale Price		$206,800	$204,100	$192,400	$217,600	$215,800
Comparable Estimate	$207,300 ($121.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-8	114.17-7-19	114.17-7-20	114.17-7-3	114.17-3-9	114.17-8-35
Owner	Helminski, Dennis J	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Czerwonka, Andrew M	Lepovich, Bradley C
Address	31 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	113 Hillpine Rd	5 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	108 x 174	62 x 156	62 x 155	62 x 192	60 x 145	60 x 120
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1987 / 0	1986 / 0	1989 / 0	1986 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	3 / 0	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1028	998	1220	1182	1112	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	442 0	400 0	624 0	625 0	624 0
SFLA	1028	1440	1620	1806	1737	1844
Att/Det Gar Sqft			400			
Prior Land	$32,000					
Prior Total	$115,000					
Comp Land Estimate	$42,000	$29,400	$29,400	$31,400	$27,900	$25,500
Sale Date		12/31/2018	8/9/2019	6/13/2018	9/22/2020	5/25/2018
Sale Price		$167,900	$185,000	$182,500	$220,000	$185,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$220,000	$203,400
TADJSP/SQFT		$123.19	$117.28	$110.47	$126.66	$110.30
Total Adj Factors	$93,000	$108,400	$127,800	$129,400	$140,200	$124,400
Adjusted Sale Price		$162,000	$155,200	$163,100	$172,800	$172,000
Comparable Estimate	$165,000 ($160.51/SFLA)					

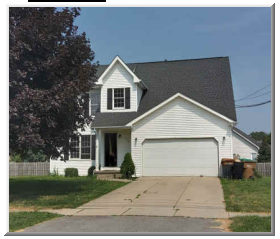
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-17	114.17-7-19	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Hammer Michael J & W	Pilarz, Derek S	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	34 Butternut Rd	26 Butternut Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 156	62 x 156	62 x 155	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	3 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1028	998	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	442 0	400 0	624 0	624 0	625 0
SFLA	1028	1440	1620	1806	1844	1737
Att/Det Gar Sqft			400			
Prior Land	$22,600					
Prior Total	$106,000					
Comp Land Estimate	$27,100	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		12/31/2018	8/9/2019	6/13/2018	5/25/2018	9/22/2020
Sale Price		$167,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$177,400	$190,000	$199,500	$203,400	$220,000
TADJSP/SQFT		$123.19	$117.28	$110.47	$110.30	$126.66
Total Adj Factors	$78,300	$108,400	$127,800	$129,400	$124,400	$140,200
Adjusted Sale Price		$147,300	$140,500	$148,400	$157,300	$158,100
Comparable Estimate	$150,300 ($146.21/SFLA)					

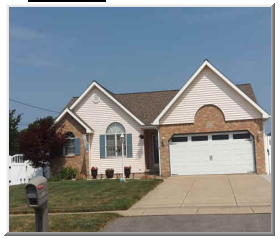
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-16	114.17-7-16	114.17-8-35	114.17-7-3	114.17-7-20	114.17-3-9
Owner	Lysiak, Christie J	Lysiak, Christie J	Lepovich, Bradley C	Saez, Elizabeth	Rivera, Cindy A	Czerwonka, Andrew M
Address	38 Butternut Rd	38 Butternut Rd	5 Rushford Ln	9 Ashleaf Dr	22 Butternut Rd	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	55 x 164	55 x 164	60 x 120	62 x 192	62 x 155	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 1040	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1108	1108	1220	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	1040 0	1040 0	624 0	624 0	400 0	625 0
SFLA	2148	2148	1844	1806	1620	1737
Att/Det Gar Sqft	576	576			400	
Prior Land	$23,000					
Prior Total	$157,700					
Comp Land Estimate	$27,600	$27,600	$25,500	$31,400	$29,400	$27,900
Sale Date		7/18/2019	5/25/2018	6/13/2018	8/9/2019	9/22/2020
Sale Price		$189,900	$185,000	$182,500	$185,000	$220,000
Time Adj Sale Price		$195,600	$203,400	$199,500	$190,000	$220,000
TADJSP/SQFT		$91.06	$110.30	$110.47	$117.28	$126.66
Total Adj Factors	$144,900	$144,900	$124,400	$129,400	$127,800	$140,200
Adjusted Sale Price		$195,600	$223,900	$215,000	$207,100	$224,700
Comparable Estimate	$213,300 ($99.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-7-15	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Penkalski, Mary L	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	42 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	79 x 187	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	3 / 0	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	1220	1182	1220	1220	1112	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1792	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$28,500					
Prior Total	$150,000					
Comp Land Estimate	$36,700	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$136,900	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$207,000	$215,900	$199,100	$216,700	$187,600
Comparable Estimate	$205,300 ($114.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-3	114.09-6-1	113.12-1-26	113.50-5-5	125.06-12-6	113.12-1-21
Owner	Matalonis, Yvonne L	Roman, Brendan P	Bell, Anthony M	Al Mamun, Abdullah	Tamulski, Travis T	Weng, Ying
Address	200 Crabapple Ln	55 Center Ave	3 Marie Ave	14 Fairoaks Ln	95 Seine Dr	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	125	122
School Code	143001	143001	143001	143001	146801	143001
Site No.	1	1	1	1	1	1
Land Size	152 x 138	85 x 120	50 x 112	50 x 105	50 x 105	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1993 / 0	1994 / 0	1970 / 0	1965 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	5	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1176	1184	1144	1218	1296	1118
2nd Sty Area	1176	1240	1144	1218	1044	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 0	0 0
SFLA	2352	2424	2288	2436	2340	2262
Att/Det Gar Sqft	480	400	462	400		506
Prior Land	$35,000					
Prior Total	$192,000					
Comp Land Estimate	$44,300	$30,000	$15,900	$15,300	$16,300	$15,900
Sale Date		1/3/2019	12/27/2019	9/29/2020	4/23/2018	6/28/2019
Sale Price		$235,000	$185,000	$216,000	$145,000	$170,000
Time Adj Sale Price		$246,800	$187,500	$216,000	$160,300	$175,700
TADJSP/SQFT		$101.82	$81.95	$88.67	$68.50	$77.67
Total Adj Factors	$151,900	$128,100	$98,600	$102,200	$68,800	$92,700
Adjusted Sale Price		$270,600	$240,800	$265,700	$243,400	$234,900
Comparable Estimate	$251,100 ($106.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-4	114.17-3-7	114.17-2-24	113.20-5-11	114.17-5-22	114.17-5-30
Owner	Ziemba, David M	Seiser, Gregory	Benning, Natasha	Gould, David	Hill, Stephen J	McCabe, Shawn P Jr
Address	204 Crabapple Ln	105 Hillpine Rd	77 Hillpine Rd	133 Losson Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	60 x 145	63 x 145	85 x 120	66 x 119	59 x 116
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	1994 / 0	1988 / 0	1987 / 0	1990 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	648	796	848	954	874	813
2nd Sty Area	663	585	617	666	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1311	1381	1465	1620	1515	1553
Att/Det Gar Sqft	396	440	440	441	440	420
Prior Land	$24,600					
Prior Total	$151,000					
Comp Land Estimate	$31,800	$27,900	$28,900	$31,800	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	3/5/2018	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$180,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$200,100	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$123.52	$146.53	$133.74
Total Adj Factors	$106,300	$107,300	$115,100	$132,500	$115,000	$116,700
Adjusted Sale Price		$222,000	$223,400	$173,900	$213,300	$197,300
Comparable Estimate	$206,000 ($157.13/SFLA)					

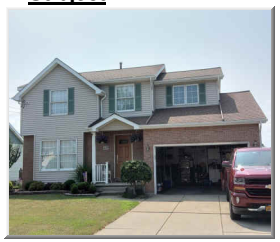
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-5	114.09-6-1	113.12-1-26	113.12-1-21	113.12-1-20	113.08-3-25
Owner	My Rental Home LLC	Roman, Brendan P	Bell, Anthony M	Weng, Ying	Moura, Vinicius F	Mirza, Fahad U
Address	208 Crabapple Ln	55 Center Ave	3 Marie Ave	23 Marie Ave	27 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	124	123	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 112	50 x 112	60 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	02 Brick	03 Alum/vinyl	04 Composition	02 Brick
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1970 / 0	1967 / 0	1966 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1257	1184	1144	1118	1118	1144
2nd Sty Area	837	1240	1144	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2304	2424	2288	2262	2262	2288
Att/Det Gar Sqft	441	400	462	506		462
Prior Land	$24,600					
Prior Total	$178,000					
Comp Land Estimate	$31,800	$30,000	$15,900	$15,900	$17,800	$18,400
Sale Date		1/3/2019	12/27/2019	6/28/2019	11/20/2019	8/20/2018
Sale Price		$235,000	$185,000	$170,000	$170,980	$176,000
Time Adj Sale Price		$246,800	$187,500	$175,700	$173,800	$190,300
TADJSP/SQFT		$101.82	$81.95	$77.67	$76.83	$83.17
Total Adj Factors	$135,900	$128,100	$98,600	$92,700	$87,100	$99,600
Adjusted Sale Price		$254,600	$224,800	$218,900	$222,600	$226,600
Comparable Estimate	$229,500 ($99.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-6	114.13-2-26	113.20-5-2	113.20-5-36	114.17-3-24	114.13-2-18
Owner	Smith, Gary P	Miller, Eric W	Szymanski, Brian	Kaska, Julie	Morrissey, Terrence	Joy, Geoffrey
Address	212 Crabapple Ln	20 Rushford Ln	97 Losson Rd	26 Redoak Dr	173 Hillpine Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	65 x 120	73 x 120	131 x 115	60 x 121	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1998 / 0	1988 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	1	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1320	1426	1302	1220	1255	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1320	1426	1302	1220	1255	1235
Att/Det Gar Sqft	360	400	399	440	441	441
Prior Land	$24,600					
Prior Total	$152,305					
Comp Land Estimate	$31,800	$27,000	$29,400	$38,400	$25,600	$26,100
Sale Date		11/5/2020	5/24/2019	9/11/2018	2/11/2020	3/2/2018
Sale Price		$207,500	$131,500	$182,000	$153,000	$162,000
Time Adj Sale Price		$207,500	$136,400	$195,600	$154,300	$180,100
TADJSP/SQFT		$145.51	$104.76	$160.33	$122.95	$145.83
Total Adj Factors	$118,000	$122,300	$88,100	$119,600	$95,600	$104,800
Adjusted Sale Price		$203,200	$166,300	$194,000	$176,700	$193,300
Comparable Estimate	$186,700 ($141.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-7	114.09-6-1	113.12-1-26	113.12-1-21	113.12-1-20	125.06-12-6
Owner	Lustan, Frank W	Roman, Brendan P	Bell, Anthony M	Weng, Ying	Moura, Vinicius F	Tamulski, Travis T
Address	216 Crabapple Ln	55 Center Ave	3 Marie Ave	23 Marie Ave	27 Marie Ave	95 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	122	125
School Code	143001	143001	143001	143001	143001	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 112	50 x 112	60 x 112	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1995 / 0	1994 / 0	1970 / 0	1967 / 0	1966 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	5
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1148	1184	1144	1118	1118	1296
2nd Sty Area	1176	1240	1144	1144	1144	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2324	2424	2288	2262	2262	2340
Att/Det Gar Sqft	600	400	462	506		
Prior Land	$24,600					
Prior Total	$185,000					
Comp Land Estimate	$31,800	$30,000	$15,900	$15,900	$17,800	$16,300
Sale Date		1/3/2019	12/27/2019	6/28/2019	11/20/2019	4/23/2018
Sale Price		$235,000	$185,000	$170,000	$170,980	$145,000
Time Adj Sale Price		$246,800	$187,500	$175,700	$173,800	$160,300
TADJSP/SQFT		$101.82	$81.95	$77.67	$76.83	$68.50
Total Adj Factors	$144,500	$128,100	$98,600	$92,700	$87,100	$68,800
Adjusted Sale Price		$263,200	$233,400	$227,500	$231,200	$236,000
Comparable Estimate	$238,300 ($102.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.16-6-8	114.09-6-1	113.12-1-26	125.06-12-6	113.12-1-21	113.50-5-5
Owner	Palkowski, Ronald S	Roman, Brendan P	Bell, Anthony M	Tamulski, Travis T	Weng, Ying	Al Mamun, Abdullah
Address	220 Crabapple Ln	55 Center Ave	3 Marie Ave	95 Seine Dr	23 Marie Ave	14 Fairoaks 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	124	123	122	125	122	122
School Code	143001	143001	143001	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 120	85 x 120	50 x 112	50 x 105	50 x 112	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1970 / 0	1969 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	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	5	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1176	1184	1144	1296	1118	1218
2nd Sty Area	1176	1240	1144	1044	1144	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 750
SFLA	2352	2424	2288	2340	2262	2436
Att/Det Gar Sqft	580	400	462		506	400
Prior Land	$25,800					
Prior Total	$186,000					
Comp Land Estimate	$33,600	$30,000	$15,900	$16,300	$15,900	$15,300
Sale Date		1/3/2019	12/27/2019	4/23/2018	6/28/2019	9/29/2020
Sale Price		$235,000	$185,000	$145,000	$170,000	$216,000
Time Adj Sale Price		$246,800	$187,500	$160,300	$175,700	$216,000
TADJSP/SQFT		$101.82	$81.95	$68.50	$77.67	$88.67
Total Adj Factors	$145,300	$128,100	$98,600	$68,800	$92,700	$102,200
Adjusted Sale Price		$264,000	$234,200	$236,800	$228,300	$259,100
Comparable Estimate	$244,500 ($103.95/SFLA)					

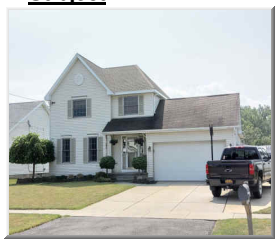
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-1	113.20-5-11	114.17-5-22	114.17-5-30	114.17-6-11	114.17-2-24
Owner	Moore, Jeffrey	Gould, David	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Benning, Natasha
Address	228 Crabapple Ln	133 Losson Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	95 x 120	85 x 120	66 x 119	59 x 116	60 x 120	63 x 145
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	1995 / 0	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	855	954	874	813	632	848
2nd Sty Area	633	666	641	740	888	617
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	1488	1620	1515	1553	1520	1465
Att/Det Gar Sqft	407	441	440	420	400	440
Prior Land	$25,800					
Prior Total	$153,550					
Comp Land Estimate	$33,600	$31,800	$27,200	$24,800	$25,500	$28,900
Sale Date		3/5/2018	9/5/2018	12/30/2019	5/20/2020	4/25/2018
Sale Price		$180,000	$206,500	$205,000	$207,000	$210,000
Time Adj Sale Price		$200,100	$222,000	$207,700	$207,700	$232,200
TADJSP/SQFT		$123.52	$146.53	$133.74	$136.64	$158.50
Total Adj Factors	$118,800	$132,500	$115,000	$116,700	$114,900	$115,100
Adjusted Sale Price		$186,400	$225,800	$209,800	$211,600	$235,900
Comparable Estimate	$213,900 ($143.75/SFLA)					

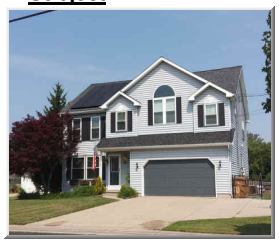
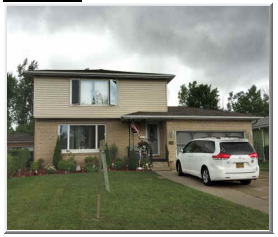
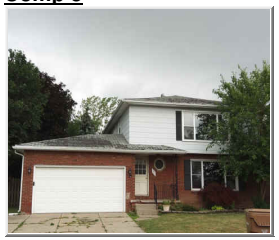
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-28	113.20-5-11	114.17-5-30	114.13-2-55	114.17-6-20	114.17-7-22
Owner	Cole, Bruce A	Gould, David	McCabe, Shawn P Jr	Darstein, Patricia	Hajiskari, Parker E	Cacaccio, Jessica L
Address	229 Crabapple Ln	133 Losson Rd	217 Hillpine Rd	44 Elmleaf Dr	63 Rushford Ln	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	87 x 120	85 x 120	59 x 116	70 x 120	65 x 194	62 x 155
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	1997 / 0	1990 / 0	1989 / 0	2002 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	954	813	878	934	1052
2nd Sty Area	818	666	740	662	839	772
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 500	0 0	0 0
SFLA	1668	1620	1553	1540	1773	1824
Att/Det Gar Sqft	396	441	420	378	420	440
Prior Land	$24,800					
Prior Total	$170,000					
Comp Land Estimate	$32,200	$31,800	$24,800	$28,500	$32,600	$29,400
Sale Date		3/5/2018	12/30/2019	9/13/2019	4/20/2020	3/5/2019
Sale Price		$180,000	$205,000	$245,000	$215,000	$205,000
Time Adj Sale Price		$200,100	$207,700	$250,800	$216,100	$214,000
TADJSP/SQFT		$123.52	$133.74	$162.86	$121.88	$117.32
Total Adj Factors	$128,300	$132,500	$116,700	$153,700	$134,100	$134,700
Adjusted Sale Price		$195,900	$219,300	$225,400	$210,300	$207,600
Comparable Estimate	$211,700 ($126.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-2	113.20-5-11	114.17-5-30	114.17-6-11	114.17-5-22	114.13-2-55
Owner	Ragau Franco	Gould, David	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hill, Stephen J	Darstein, Patricia
Address	232 Crabapple Ln	133 Losson Rd	217 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	44 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	85 x 120	59 x 116	60 x 120	66 x 119	70 x 120
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	1994 / 0	1990 / 0	1989 / 0	1987 / 0	1989 / 0	2002 / 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	961	954	813	632	874	878
2nd Sty Area	657	666	740	888	641	662
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 500
SFLA	1618	1620	1553	1520	1515	1540
Att/Det Gar Sqft	456	441	420	400	440	378
Prior Land	$25,200					
Prior Total	$164,000					
Comp Land Estimate	$32,700	$31,800	$24,800	$25,500	$27,200	$28,500
Sale Date		3/5/2018	12/30/2019	5/20/2020	9/5/2018	9/13/2019
Sale Price		$180,000	$205,000	$207,000	$206,500	$245,000
Time Adj Sale Price		$200,100	$207,700	$207,700	$222,000	$250,800
TADJSP/SQFT		$123.52	$133.74	$136.64	$146.53	$162.86
Total Adj Factors	$126,000	$132,500	$116,700	$114,900	$115,000	$153,700
Adjusted Sale Price		$193,600	$217,000	$218,800	$233,000	$223,100
Comparable Estimate	$217,100 ($134.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-29	114.13-2-26	114.13-2-18	114.17-3-24	113.20-5-36	113.20-5-2
Owner	Injaychock Michael J	Miller, Eric W	Joy, Geoffrey	Morrissey, Terrence	Kaska, Julie	Szymanski, Brian
Address	233 Crabapple Ln	20 Rushford Ln	232 Losson Rd	173 Hillpine Rd	26 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	62 x 120	60 x 121	131 x 115	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1998 / 0	1998 / 0	1990 / 0	1989 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1275	1426	1235	1255	1220	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1275	1426	1235	1255	1220	1302
Att/Det Gar Sqft	400	400	441	441	440	399
Prior Land	$22,100					
Prior Total	$150,562					
Comp Land Estimate	$27,600	$27,000	$26,100	$25,600	$38,400	$29,400
Sale Date		11/5/2020	3/2/2018	2/11/2020	9/11/2018	5/24/2019
Sale Price		$207,500	$162,000	$153,000	$182,000	$131,500
Time Adj Sale Price		$207,500	$180,100	$154,300	$195,600	$136,400
TADJSP/SQFT		$145.51	$145.83	$122.95	$160.33	$104.76
Total Adj Factors	$115,900	$122,300	$104,800	$95,600	$119,600	$88,100
Adjusted Sale Price		$201,100	$191,200	$174,600	$191,900	$164,200
Comparable Estimate	$184,600 ($144.78/SFLA)					

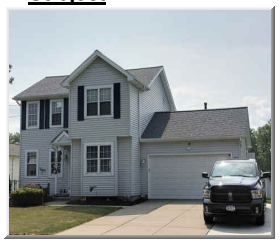
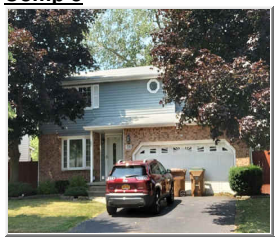
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-3	114.09-6-1	113.34-1-21	113.50-5-5	125.06-12-32	113.34-1-31
Owner	Terranova Patricia A	Roman, Brendan P	Ostrowski, Gary J	Al Mamun, Abdullah	Craven, Charles R II	Al-Naji, Dia
Address	236 Crabapple Ln	55 Center Ave	39 Sandy Ln	14 Fairoaks Ln	140 Seine Dr	79 Sandy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	125	122
School Code	143001	143001	143001	143001	146801	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	85 x 120	59 x 185	50 x 105	50 x 100	73 x 123
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1996 / 0	1994 / 0	1967 / 0	1965 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1504	1184	1236	1218	1232	1232
2nd Sty Area	1232	1240	1296	1218	1232	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 400	0 0
SFLA	2736	2424	2532	2436	2464	2492
Att/Det Gar Sqft	440	400	418	400	440	460
Prior Land	$25,200					
Prior Total	$199,000					
Comp Land Estimate	$32,700	$30,000	$21,800	$15,300	$15,800	$20,200
Sale Date		1/3/2019	9/13/2019	9/29/2020	6/24/2019	5/2/2019
Sale Price		$235,000	$200,000	$216,000	$187,000	$151,000
Time Adj Sale Price		$246,800	$204,700	$216,000	$193,300	$156,600
TADJSP/SQFT		$101.82	$80.85	$88.67	$78.45	$62.84
Total Adj Factors	$160,800	$128,100	$107,900	$102,200	$106,800	$77,400
Adjusted Sale Price		$279,500	$257,600	$274,600	$247,300	$240,000
Comparable Estimate	$259,800 ($94.96/SFLA)					

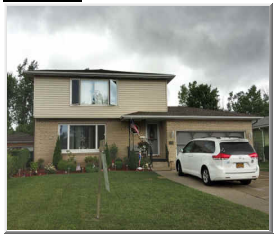
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-30	113.20-5-11	114.13-2-55	114.17-5-30	114.17-6-11	114.17-5-22
Owner	Bojarski Erik	Gould, David	Darstein, Patricia	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hill, Stephen J
Address	237 Crabapple Ln	133 Losson Rd	44 Elmleaf Dr	217 Hillpine Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	85 x 120	70 x 120	59 x 116	60 x 120	66 x 119
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	1998 / 0	1990 / 0	2002 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / Y	1 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	918	954	878	813	632	874
2nd Sty Area	666	666	662	740	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 250	0 0	0 0
SFLA	1584	1620	1540	1553	1520	1515
Att/Det Gar Sqft	378	441	378	420	400	440
Prior Land	$22,100					
Prior Total	$165,000					
Comp Land Estimate	$27,600	$31,800	$28,500	$24,800	$25,500	$27,200
Sale Date		3/5/2018	9/13/2019	12/30/2019	5/20/2020	9/5/2018
Sale Price		$180,000	$245,000	$205,000	$207,000	$206,500
Time Adj Sale Price		$200,100	$250,800	$207,700	$207,700	$222,000
TADJSP/SQFT		$123.52	$162.86	$133.74	$136.64	$146.53
Total Adj Factors	$121,600	$132,500	$153,700	$116,700	$114,900	$115,000
Adjusted Sale Price		$189,200	$218,700	$212,600	$214,400	$228,600
Comparable Estimate	$212,700 ($134.28/SFLA)					

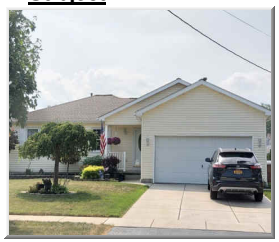
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-4	114.09-6-1	113.34-1-21	113.50-5-5	125.06-12-32	113.34-1-31
Owner	Stonebrook, Robert G	Roman, Brendan P	Ostrowski, Gary J	Al Mamun, Abdullah	Craven, Charles R II	Al-Naji, Dia
Address	240 Crabapple Ln	55 Center Ave	39 Sandy Ln	14 Fairoaks Ln	140 Seine Dr	79 Sandy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	125	122
School Code	143001	143001	143001	143001	146801	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 120	85 x 120	59 x 185	50 x 105	50 x 100	73 x 123
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1967 / 0	1965 / 0	1968 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1205	1184	1236	1218	1232	1232
2nd Sty Area	1520	1240	1296	1218	1232	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 750	0 400	0 0
SFLA	2725	2424	2532	2436	2464	2492
Att/Det Gar Sqft	378	400	418	400	440	460
Prior Land	$26,400					
Prior Total	$206,000					
Comp Land Estimate	$34,500	$30,000	$21,800	$15,300	$15,800	$20,200
Sale Date		1/3/2019	9/13/2019	9/29/2020	6/24/2019	5/2/2019
Sale Price		$235,000	$200,000	$216,000	$187,000	$151,000
Time Adj Sale Price		$246,800	$204,700	$216,000	$193,300	$156,600
TADJSP/SQFT		$101.82	$80.85	$88.67	$78.45	$62.84
Total Adj Factors	$168,500	$128,100	$107,900	$102,200	$106,800	$77,400
Adjusted Sale Price		$287,200	$265,300	$282,300	$255,000	$247,700
Comparable Estimate	$267,500 ($98.17/SFLA)					

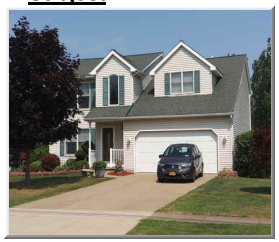
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-31	114.13-2-26	114.13-2-18	114.17-3-24	113.20-5-2	113.20-5-36
Owner	Hanlon, Thomas F	Miller, Eric W	Joy, Geoffrey	Morrissey, Terrence	Szymanski, Brian	Kaska, Julie
Address	241 Crabapple Ln	20 Rushford Ln	232 Losson Rd	173 Hillpine Rd	97 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	62 x 120	60 x 121	73 x 120	131 x 115
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	1999 / 0	1998 / 0	1990 / 0	1989 / 0	1988 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1404	1426	1235	1255	1302	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1404	1426	1235	1255	1302	1220
Att/Det Gar Sqft	420	400	441	441	399	440
Prior Land	$22,100					
Prior Total	$150,000					
Comp Land Estimate	$27,600	$27,000	$26,100	$25,600	$29,400	$38,400
Sale Date		11/5/2020	3/2/2018	2/11/2020	5/24/2019	9/11/2018
Sale Price		$207,500	$162,000	$153,000	$131,500	$182,000
Time Adj Sale Price		$207,500	$180,100	$154,300	$136,400	$195,600
TADJSP/SQFT		$145.51	$145.83	$122.95	$104.76	$160.33
Total Adj Factors	$124,200	$122,300	$104,800	$95,600	$88,100	$119,600
Adjusted Sale Price		$209,400	$199,500	$182,900	$172,500	$200,200
Comparable Estimate	$192,900 ($137.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-5	114.09-6-1	113.12-1-26	113.12-1-21	113.12-1-20	113.08-3-9
Owner	Burke, Helen	Roman, Brendan P	Bell, Anthony M	Weng, Ying	Moura, Vinicius F	Hardwick, Jeanette E
Address	244 Crabapple Ln	55 Center Ave	3 Marie Ave	23 Marie Ave	27 Marie Ave	21 Wells Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	122	122	122
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	100 x 120	85 x 120	50 x 112	50 x 112	60 x 112	55 x 120
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition	04 Composition
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1970 / 0	1967 / 0	1966 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1184	1144	1118	1118	1092
2nd Sty Area	1134	1240	1144	1144	1144	1118
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2242	2424	2288	2262	2262	2210
Att/Det Gar Sqft	456	400	462	506		460
Prior Land	$26,400					
Prior Total	$183,000					
Comp Land Estimate	$34,500	$30,000	$15,900	$15,900	$17,800	$17,800
Sale Date		1/3/2019	12/27/2019	6/28/2019	11/20/2019	5/17/2019
Sale Price		$235,000	$185,000	$170,000	$170,980	$173,500
Time Adj Sale Price		$246,800	$187,500	$175,700	$173,800	$179,900
TADJSP/SQFT		$101.82	$81.95	$77.67	$76.83	$81.40
Total Adj Factors	$142,000	$128,100	$98,600	$92,700	$87,100	$90,600
Adjusted Sale Price		$260,700	$230,900	$225,000	$228,700	$231,300
Comparable Estimate	$235,300 ($104.95/SFLA)					

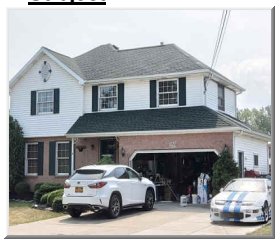
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-32	114.17-3-7	114.13-2-55	114.17-2-24	114.17-5-22	114.17-6-11
Owner	Birke Timothy M	Seiser, Gregory	Darstein, Patricia	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R
Address	245 Crabapple Ln	105 Hillpine Rd	44 Elmleaf Dr	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	60 x 145	70 x 120	63 x 145	66 x 119	60 x 120
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	1997 / 0	1988 / 0	2002 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	684	796	878	848	874	632
2nd Sty Area	690	585	662	617	641	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0	0 0
SFLA	1374	1381	1540	1465	1515	1520
Att/Det Gar Sqft	378	440	378	440	440	400
Prior Land	$22,100					
Prior Total	$149,000					
Comp Land Estimate	$27,600	$27,900	$28,500	$28,900	$27,200	$25,500
Sale Date		10/2/2020	9/13/2019	4/25/2018	9/5/2018	5/20/2020
Sale Price		$223,000	$245,000	$210,000	$206,500	$207,000
Time Adj Sale Price		$223,000	$250,800	$232,200	$222,000	$207,700
TADJSP/SQFT		$161.48	$162.86	$158.50	$146.53	$136.64
Total Adj Factors	$107,600	$107,300	$153,700	$115,100	$115,000	$114,900
Adjusted Sale Price		$223,300	$204,700	$224,700	$214,600	$200,400
Comparable Estimate	$213,500 ($155.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-6	114.09-6-1	113.50-5-5	125.06-12-32	113.34-1-21	113.12-1-26
Owner	Stefaniak, Francis	Roman, Brendan P	Al Mamun, Abdullah	Craven, Charles R II	Ostrowski, Gary J	Bell, Anthony M
Address	248 Crabapple Ln	55 Center Ave	14 Fairoaks Ln	140 Seine Dr	39 Sandy Ln	3 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	122	122
School Code	143001	143001	143001	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	85 x 120	50 x 105	50 x 100	59 x 185	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1995 / 0	1994 / 0	1965 / 0	1968 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	6	6	6	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1592	1184	1218	1232	1236	1144
2nd Sty Area	624	1240	1218	1232	1296	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 400	0 0	0 0
SFLA	2476	2424	2436	2464	2532	2288
Att/Det Gar Sqft	420	400	400	440	418	462
Prior Land	$25,200					
Prior Total	$186,000					
Comp Land Estimate	$32,700	$30,000	$15,300	$15,800	$21,800	$15,900
Sale Date		1/3/2019	9/29/2020	6/24/2019	9/13/2019	12/27/2019
Sale Price		$235,000	$216,000	$187,000	$200,000	$185,000
Time Adj Sale Price		$246,800	$216,000	$193,300	$204,700	$187,500
TADJSP/SQFT		$101.82	$88.67	$78.45	$80.85	$81.95
Total Adj Factors	$148,100	$128,100	$102,200	$106,800	$107,900	$98,600
Adjusted Sale Price		$266,800	$261,900	$234,600	$244,900	$237,000
Comparable Estimate	$249,000 ($100.57/SFLA)					

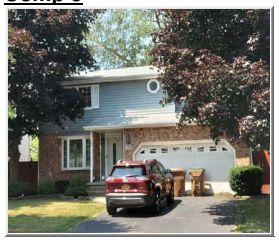
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-33	114.13-2-26	114.13-2-18	114.17-3-24	113.20-5-2	113.20-5-36
Owner	Cotter, Stephen V	Miller, Eric W	Joy, Geoffrey	Morrissey, Terrence	Szymanski, Brian	Kaska, Julie
Address	249 Crabapple Ln	20 Rushford Ln	232 Losson Rd	173 Hillpine Rd	97 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	62 x 120	60 x 121	73 x 120	131 x 115
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	1998 / 0	1998 / 0	1990 / 0	1989 / 0	1988 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1412	1426	1235	1255	1302	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1412	1426	1235	1255	1302	1220
Att/Det Gar Sqft	440	400	441	441	399	440
Prior Land	$22,100					
Prior Total	$155,000					
Comp Land Estimate	$27,600	$27,000	$26,100	$25,600	$29,400	$38,400
Sale Date		11/5/2020	3/2/2018	2/11/2020	5/24/2019	9/11/2018
Sale Price		$207,500	$162,000	$153,000	$131,500	$182,000
Time Adj Sale Price		$207,500	$180,100	$154,300	$136,400	$195,600
TADJSP/SQFT		$145.51	$145.83	$122.95	$104.76	$160.33
Total Adj Factors	$123,000	$122,300	$104,800	$95,600	$88,100	$119,600
Adjusted Sale Price		$208,200	$198,300	$181,700	$171,300	$199,000
Comparable Estimate	$191,700 ($135.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-7	114.09-6-1	113.50-5-5	125.06-12-32	113.34-1-21	113.12-1-26
Owner	Schmitt, Elizabeth A	Roman, Brendan P	Al Mamun, Abdullah	Craven, Charles R II	Ostrowski, Gary J	Bell, Anthony M
Address	252 Crabapple Ln	55 Center Ave	14 Fairoaks Ln	140 Seine Dr	39 Sandy Ln	3 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	122	122
School Code	143001	143001	143001	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	85 x 120	50 x 105	50 x 100	59 x 185	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1995 / 0	1994 / 0	1965 / 0	1968 / 0	1967 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / 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	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1184	1218	1232	1236	1144
2nd Sty Area	1310	1240	1218	1232	1296	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 400	0 0	0 0
SFLA	2476	2424	2436	2464	2532	2288
Att/Det Gar Sqft	441	400	400	440	418	462
Prior Land	$25,200					
Prior Total	$192,000					
Comp Land Estimate	$32,700	$30,000	$15,300	$15,800	$21,800	$15,900
Sale Date		1/3/2019	9/29/2020	6/24/2019	9/13/2019	12/27/2019
Sale Price		$235,000	$216,000	$187,000	$200,000	$185,000
Time Adj Sale Price		$246,800	$216,000	$193,300	$204,700	$187,500
TADJSP/SQFT		$101.82	$88.67	$78.45	$80.85	$81.95
Total Adj Factors	$155,400	$128,100	$102,200	$106,800	$107,900	$98,600
Adjusted Sale Price		$274,100	$269,200	$241,900	$252,200	$244,300
Comparable Estimate	$256,300 ($103.51/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-34	114.13-2-55	114.17-2-24	114.17-5-22	114.17-6-11	113.20-5-11
Owner	Franzek, Gregory J	Darstein, Patricia	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R	Gould, David
Address	253 Crabapple Ln	44 Elmleaf Dr	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	63 x 145	66 x 119	60 x 120	85 x 120
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	1999 / 0	2002 / 0	1987 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	634	878	848	874	632	954
2nd Sty Area	837	662	617	641	888	666
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1471	1540	1465	1515	1520	1620
Att/Det Gar Sqft	378	378	440	440	400	441
Prior Land	$22,100					
Prior Total	$152,600					
Comp Land Estimate	$27,600	$28,500	$28,900	$27,200	$25,500	$31,800
Sale Date		9/13/2019	4/25/2018	9/5/2018	5/20/2020	3/5/2018
Sale Price		$245,000	$210,000	$206,500	$207,000	$180,000
Time Adj Sale Price		$250,800	$232,200	$222,000	$207,700	$200,100
TADJSP/SQFT		$162.86	$158.50	$146.53	$136.64	$123.52
Total Adj Factors	$112,900	$153,700	$115,100	$115,000	$114,900	$132,500
Adjusted Sale Price		$210,000	$230,000	$219,900	$205,700	$180,500
Comparable Estimate	$209,200 ($142.22/SFLA)					

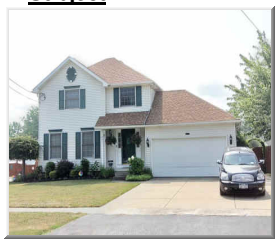
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-8	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.18-3-25
Owner	Greis, Daniel R	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Waag, Brian
Address	256 Crabapple Ln	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	60 x 145	63 x 145	60 x 120	66 x 119	70 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	1994 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	648	796	848	632	874	676
2nd Sty Area	676	585	617	888	641	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 275
SFLA	1324	1381	1465	1520	1515	1401
Att/Det Gar Sqft	420	440	440	400	440	480
Prior Land	$25,200					
Prior Total	$161,000					
Comp Land Estimate	$32,700	$27,900	$28,900	$25,500	$27,200	$29,600
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	8/25/2020
Sale Price		$223,000	$210,000	$207,000	$206,500	$189,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$189,000
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$134.90
Total Adj Factors	$108,000	$107,300	$115,100	$114,900	$115,000	$109,700
Adjusted Sale Price		$223,700	$225,100	$200,800	$215,000	$187,300
Comparable Estimate	$210,400 ($158.91/SFLA)					

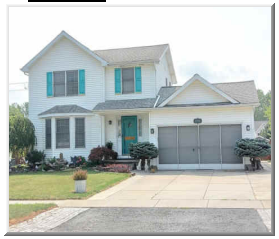
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-35	114.13-2-55	114.17-3-7	114.17-2-24	114.17-5-22	114.17-6-11
Owner	Geile, Nicholis C	Darstein, Patricia	Seiser, Gregory	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R
Address	257 Crabapple Ln	44 Elmleaf Dr	105 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 145	63 x 145	66 x 119	60 x 120
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	2000 / 0	2002 / 0	1988 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	637	878	796	848	874	632
2nd Sty Area	676	662	585	617	641	888
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1313	1540	1381	1465	1515	1520
Att/Det Gar Sqft	378	378	440	440	440	400
Prior Land	$22,100					
Prior Total	$155,000					
Comp Land Estimate	$27,600	$28,500	$27,900	$28,900	$27,200	$25,500
Sale Date		9/13/2019	10/2/2020	4/25/2018	9/5/2018	5/20/2020
Sale Price		$245,000	$223,000	$210,000	$206,500	$207,000
Time Adj Sale Price		$250,800	$223,000	$232,200	$222,000	$207,700
TADJSP/SQFT		$162.86	$161.48	$158.50	$146.53	$136.64
Total Adj Factors	$104,300	$153,700	$107,300	$115,100	$115,000	$114,900
Adjusted Sale Price		$201,400	$220,000	$221,400	$211,300	$197,100
Comparable Estimate	$210,200 ($160.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-3-9	114.09-6-1	113.50-5-5	125.06-12-32	113.34-1-21	113.34-1-31
Owner	Mel Investors LLC	Roman, Brendan P	Al Mamun, Abdullah	Craven, Charles R II	Ostrowski, Gary J	Al-Naji, Dia
Address	260 Crabapple Ln	55 Center Ave	14 Fairoaks Ln	140 Seine Dr	39 Sandy Ln	79 Sandy Ln
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	122	122
School Code	143001	143001	143001	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 120	85 x 120	50 x 105	50 x 100	59 x 185	73 x 123
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1994 / 0	1994 / 0	1965 / 0	1968 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	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	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1062	1184	1218	1232	1236	1232
2nd Sty Area	1422	1240	1218	1232	1296	1260
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 750	0 400	0 0	0 0
SFLA	2484	2424	2436	2464	2532	2492
Att/Det Gar Sqft	860	400	400	440	418	460
Prior Land	$25,200					
Prior Total	$194,000					
Comp Land Estimate	$32,700	$30,000	$15,300	$15,800	$21,800	$20,200
Sale Date		1/3/2019	9/29/2020	6/24/2019	9/13/2019	5/2/2019
Sale Price		$235,000	$216,000	$187,000	$200,000	$151,000
Time Adj Sale Price		$246,800	$216,000	$193,300	$204,700	$156,600
TADJSP/SQFT		$101.82	$88.67	$78.45	$80.85	$62.84
Total Adj Factors	$154,300	$128,100	$102,200	$106,800	$107,900	$77,400
Adjusted Sale Price		$273,000	$268,100	$240,800	$251,100	$233,500
Comparable Estimate	$253,300 ($101.97/SFLA)					

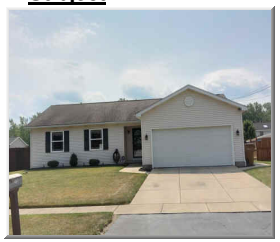
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021
Option : 124_ENPM_OPTIONS

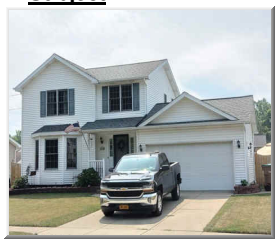
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-36	114.13-2-55	114.17-6-11	114.17-5-22	114.17-5-30	113.20-5-11
Owner	Carrasquillo, Jose	Darstein, Patricia	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr	Gould, David
Address	261 Crabapple Ln	44 Elmleaf Dr	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 120	66 x 119	59 x 116	85 x 120
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	2000 / 0	2002 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	850	878	632	874	813	954
2nd Sty Area	650	662	888	641	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 250	0 0
SFLA	1500	1540	1520	1515	1553	1620
Att/Det Gar Sqft	378	378	400	440	420	441
Prior Land	$22,100					
Prior Total	$152,600					
Comp Land Estimate	$27,600	$28,500	$25,500	$27,200	$24,800	$31,800
Sale Date		9/13/2019	5/20/2020	9/5/2018	12/30/2019	3/5/2018
Sale Price		$245,000	$207,000	$206,500	$205,000	$180,000
Time Adj Sale Price		$250,800	$207,700	$222,000	$207,700	$200,100
TADJSP/SQFT		$162.86	$136.64	$146.53	$133.74	$123.52
Total Adj Factors	$113,000	$153,700	$114,900	$115,000	$116,700	$132,500
Adjusted Sale Price		$210,100	$205,800	$220,000	$204,000	$180,600
Comparable Estimate	$204,100 ($136.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-37	114.13-2-55	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22
Owner	Dinh Vu, Philip	Darstein, Patricia	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J
Address	265 Crabapple Ln	44 Elmleaf Dr	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 145	63 x 145	60 x 120	66 x 119
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	1999 / 0	2002 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	743	878	796	848	632	874
2nd Sty Area	640	662	585	617	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1383	1540	1381	1465	1520	1515
Att/Det Gar Sqft	378	378	440	440	400	440
Prior Land	$22,100					
Prior Total	$148,000					
Comp Land Estimate	$27,600	$28,500	$27,900	$28,900	$25,500	$27,200
Sale Date		9/13/2019	10/2/2020	4/25/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$223,000	$210,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$223,000	$232,200	$207,700	$222,000
TADJSP/SQFT		$162.86	$161.48	$158.50	$136.64	$146.53
Total Adj Factors	$107,500	$153,700	$107,300	$115,100	$114,900	$115,000
Adjusted Sale Price		$204,600	$223,200	$224,600	$200,300	$214,500
Comparable Estimate	$213,400 ($154.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-38	114.17-7-22	114.17-6-20	113.20-5-18	113.20-5-11	114.13-2-55
Owner	Kasniak, Leonard A	Cacaccio, Jessica L	Hajiskari, Parker E	Mohamed, Mushtaq A	Gould, David	Darstein, Patricia
Address	269 Crabapple Ln	14 Butternut Rd	63 Rushford Ln	121 Groell Ave	133 Losson Rd	44 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	62 x 155	65 x 194	115 x 140	85 x 120	70 x 120
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	1999 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0	2002 / 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 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1012	1052	934	1018	954	878
2nd Sty Area	808	772	839	825	666	662
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 0	0 500
SFLA	1820	1824	1773	1843	1620	1540
Att/Det Gar Sqft	378	440	420	528	441	378
Prior Land	$22,700					
Prior Total	$180,774					
Comp Land Estimate	$27,600	$29,400	$32,600	$40,200	$31,800	$28,500
Sale Date		3/5/2019	4/20/2020	2/20/2020	3/5/2018	9/13/2019
Sale Price		$205,000	$215,000	$275,000	$180,000	$245,000
Time Adj Sale Price		$214,000	$216,100	$277,300	$200,100	$250,800
TADJSP/SQFT		$117.32	$121.88	$150.46	$123.52	$162.86
Total Adj Factors	$141,500	$134,700	$134,100	$174,700	$132,500	$153,700
Adjusted Sale Price		$220,800	$223,500	$244,100	$209,100	$238,600
Comparable Estimate	$227,200 ($124.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-39	114.13-2-26	114.13-2-18	114.17-3-24	113.20-5-2	114.13-2-46
Owner	Nowaczewski, Jonathar	Miller, Eric W	Joy, Geoffrey	Morrissey, Terrence	Szymanski, Brian	Tomasello, Susan L
Address	273 Crabapple Ln	20 Rushford Ln	232 Losson Rd	173 Hillpine Rd	97 Losson Rd	80 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	62 x 120	60 x 121	73 x 120	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1999 / 0	1998 / 0	1990 / 0	1989 / 0	1988 / 0	2003 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	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	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	2
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1340	1426	1235	1255	1302	1004
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1340	1426	1235	1255	1302	1004
Att/Det Gar Sqft	440	400	441	441	399	414
Prior Land	$22,100					
Prior Total	$145,000					
Comp Land Estimate	$27,600	$27,000	$26,100	$25,600	$29,400	$25,500
Sale Date		11/5/2020	3/2/2018	2/11/2020	5/24/2019	8/9/2019
Sale Price		$207,500	$162,000	$153,000	$131,500	$170,000
Time Adj Sale Price		$207,500	$180,100	$154,300	$136,400	$174,600
TADJSP/SQFT		$145.51	$145.83	$122.95	$104.76	$173.90
Total Adj Factors	$118,000	$122,300	$104,800	$95,600	$88,100	$101,500
Adjusted Sale Price		$203,200	$193,300	$176,700	$166,300	$191,100
Comparable Estimate	$186,100 ($138.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-40	114.13-2-55	114.17-3-7	114.17-2-24	114.18-3-25	114.17-6-11
Owner	Biedron Jeffrey C	Darstein, Patricia	Seiser, Gregory	Benning, Natasha	Waag, Brian	Kleinfelder, Michael R
Address	277 Crabapple Ln	44 Elmleaf Dr	105 Hillpine Rd	77 Hillpine Rd	233 Towers Blvd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 145	63 x 145	70 x 130	60 x 120
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	1999 / 0	2002 / 0	1988 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	680	878	796	848	676	632
2nd Sty Area	676	662	585	617	725	888
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 275	0 0
SFLA	1356	1540	1381	1465	1401	1520
Att/Det Gar Sqft	378	378	440	440	480	400
Prior Land	$22,100					
Prior Total	$149,000					
Comp Land Estimate	$27,600	$28,500	$27,900	$28,900	$29,600	$25,500
Sale Date		9/13/2019	10/2/2020	4/25/2018	8/25/2020	5/20/2020
Sale Price		$245,000	$223,000	$210,000	$189,000	$207,000
Time Adj Sale Price		$250,800	$223,000	$232,200	$189,000	$207,700
TADJSP/SQFT		$162.86	$161.48	$158.50	$134.90	$136.64
Total Adj Factors	$106,600	$153,700	$107,300	$115,100	$109,700	$114,900
Adjusted Sale Price		$203,700	$222,300	$223,700	$185,900	$199,400
Comparable Estimate	$207,000 ($152.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-41	114.13-2-55	114.17-6-11	114.17-5-22	114.17-5-30	113.20-5-11
Owner	Seltz, Robert L	Darstein, Patricia	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr	Gould, David
Address	281 Crabapple Ln	44 Elmleaf Dr	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 120	66 x 119	59 x 116	85 x 120
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	2000 / 0	2002 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	860	878	632	874	813	954
2nd Sty Area	640	662	888	641	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 250	0 0
SFLA	1500	1540	1520	1515	1553	1620
Att/Det Gar Sqft	378	378	400	440	420	441
Prior Land	$22,100					
Prior Total	$149,000					
Comp Land Estimate	$27,600	$28,500	$25,500	$27,200	$24,800	$31,800
Sale Date		9/13/2019	5/20/2020	9/5/2018	12/30/2019	3/5/2018
Sale Price		$245,000	$207,000	$206,500	$205,000	$180,000
Time Adj Sale Price		$250,800	$207,700	$222,000	$207,700	$200,100
TADJSP/SQFT		$162.86	$136.64	$146.53	$133.74	$123.52
Total Adj Factors	$114,500	$153,700	$114,900	$115,000	$116,700	$132,500
Adjusted Sale Price		$211,600	$207,300	$221,500	$205,500	$182,100
Comparable Estimate	$205,600 ($137.07/SFLA)					

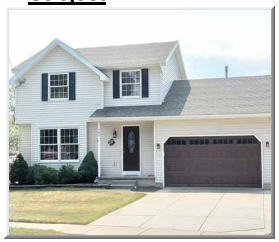
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2021

Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-42	114.13-2-55	113.20-5-11	114.17-5-30	114.17-6-11	114.17-5-22
Owner	Bajer, Paul M	Darstein, Patricia	Gould, David	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hill, Stephen J
Address	285 Crabapple Ln	44 Elmleaf Dr	133 Losson Rd	217 Hillpine Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	85 x 120	59 x 116	60 x 120	66 x 119
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	2001 / 0	2002 / 0	1990 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / Y	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	916	878	954	813	632	874
2nd Sty Area	666	662	666	740	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 250	0 0	0 0
SFLA	1582	1540	1620	1553	1520	1515
Att/Det Gar Sqft	378	378	441	420	400	440
Prior Land	$22,100					
Prior Total	$160,000					
Comp Land Estimate	$27,600	$28,500	$31,800	$24,800	$25,500	$27,200
Sale Date		9/13/2019	3/5/2018	12/30/2019	5/20/2020	9/5/2018
Sale Price		$245,000	$180,000	$205,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$200,100	$207,700	$207,700	$222,000
TADJSP/SQFT		$162.86	$123.52	$133.74	$136.64	$146.53
Total Adj Factors	$120,600	$153,700	$132,500	$116,700	$114,900	$115,000
Adjusted Sale Price		$217,700	$188,200	$211,600	$213,400	$227,600
Comparable Estimate	$211,700 ($133.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-43	114.13-2-26	114.13-2-46	114.13-2-18	114.17-3-24	113.20-5-2
Owner	Kanutsu, Irene D	Miller, Eric W	Tomasello, Susan L	Joy, Geoffrey	Morrissey, Terrence	Szymanski, Brian
Address	289 Crabapple Ln	20 Rushford Ln	80 Elmleaf Dr	232 Losson Rd	173 Hillpine Rd	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	60 x 120	62 x 120	60 x 121	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2019 / 0	1998 / 0	2003 / 0	1990 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	1
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1384	1426	1004	1235	1255	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1384	1426	1004	1235	1255	1302
Att/Det Gar Sqft	448	400	414	441	441	399
Prior Land	$26,800					
Prior Total	$151,000					
Comp Land Estimate	$27,600	$27,000	$25,500	$26,100	$25,600	$29,400
Sale Date		11/5/2020	8/9/2019	3/2/2018	2/11/2020	5/24/2019
Sale Price		$207,500	$170,000	$162,000	$153,000	$131,500
Time Adj Sale Price		$207,500	$174,600	$180,100	$154,300	$136,400
TADJSP/SQFT		$145.51	$173.90	$145.83	$122.95	$104.76
Total Adj Factors	$116,400	$122,300	$101,500	$104,800	$95,600	$88,100
Adjusted Sale Price		$201,600	$189,500	$191,700	$175,100	$164,700
Comparable Estimate	$184,500 ($133.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-44	114.13-2-55	114.17-6-11	114.17-5-22	114.17-2-24	114.17-5-30
Owner	Kazmark, Adam R	Darstein, Patricia	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr
Address	293 Crabapple Ln	44 Elmleaf Dr	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	224 x 120	70 x 120	60 x 120	66 x 119	63 x 145	59 x 116
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	1997 / 0	2002 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	878	632	874	848	813
2nd Sty Area	650	662	888	641	617	740
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 250
SFLA	1490	1540	1520	1515	1465	1553
Att/Det Gar Sqft	378	378	400	440	440	420
Prior Land	$41,300					
Prior Total	$168,000					
Comp Land Estimate	$48,500	$28,500	$25,500	$27,200	$28,900	$24,800
Sale Date		9/13/2019	5/20/2020	9/5/2018	4/25/2018	12/30/2019
Sale Price		$245,000	$207,000	$206,500	$210,000	$205,000
Time Adj Sale Price		$250,800	$207,700	$222,000	$232,200	$207,700
TADJSP/SQFT		$162.86	$136.64	$146.53	$158.50	$133.74
Total Adj Factors	$128,200	$153,700	$114,900	$115,000	$115,100	$116,700
Adjusted Sale Price		$225,300	$221,000	$235,200	$245,300	$219,200
Comparable Estimate	$229,200 ($153.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-65	113.20-5-57.2	114.17-8-14	114.13-2-26	114.18-2-6	114.18-8-20
Owner	Zeisz, Mark J	Jones, Dawan D	Eddy, Robert T	Miller, Eric W	Szerbiak, Eugene C	Anx, Quintessence
Address	4 Elmleaf Dr	41 Redoak Dr	203 Losson Rd	20 Rushford Ln	272 Towers Blvd	181 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	89 x 120	62 x 142	62 x 130	65 x 120	68 x 144	87 x 126
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	2001 / 0	1990 / 0	1985 / 0	1998 / 0	1991 / 0	1995 / 0
Condition	4 Good	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 105	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	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	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1932	1562	1596	1426	1805	1645
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 650
SFLA	1932	1562	1596	1426	1805	1645
Att/Det Gar Sqft	540	440	462	400	400	462
Prior Land	$25,100					
Prior Total	$189,738					
Comp Land Estimate	$32,500	$28,300	$27,100	$27,000	$30,500	$32,900
Sale Date		11/26/2019	10/2/2018	11/5/2020	8/27/2020	8/24/2020
Sale Price		$212,500	$192,000	$207,500	$257,900	$273,725
Time Adj Sale Price		$216,100	$205,200	$207,500	$257,900	$273,700
TADJSP/SQFT		$138.35	$128.57	$145.51	$142.88	$166.38
Total Adj Factors	$167,500	$143,900	$148,700	$122,300	$157,800	$176,900
Adjusted Sale Price		$239,700	$224,000	$252,700	$267,600	$264,300
Comparable Estimate	$249,700 ($129.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-64	114.13-2-26	114.13-2-18	114.17-3-24	113.20-5-36	113.20-5-2
Owner	Kapinos, Caroline J	Miller, Eric W	Joy, Geoffrey	Morrissey, Terrence	Kaska, Julie	Szymanski, Brian
Address	8 Elmleaf Dr	20 Rushford Ln	232 Losson Rd	173 Hillpine Rd	26 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 120	62 x 120	60 x 121	131 x 115	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1999 / 0	1998 / 0	1990 / 0	1989 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1284	1426	1235	1255	1220	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1284	1426	1235	1255	1220	1302
Att/Det Gar Sqft	400	400	441	441	440	399
Prior Land	$21,900					
Prior Total	$138,000					
Comp Land Estimate	$27,300	$27,000	$26,100	$25,600	$38,400	$29,400
Sale Date		11/5/2020	3/2/2018	2/11/2020	9/11/2018	5/24/2019
Sale Price		$207,500	$162,000	$153,000	$182,000	$131,500
Time Adj Sale Price		$207,500	$180,100	$154,300	$195,600	$136,400
TADJSP/SQFT		$145.51	$145.83	$122.95	$160.33	$104.76
Total Adj Factors	$108,500	$122,300	$104,800	$95,600	$119,600	$88,100
Adjusted Sale Price		$193,700	$183,800	$167,200	$184,500	$156,800
Comparable Estimate	$177,200 ($138.01/SFLA)					

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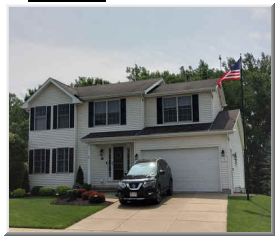
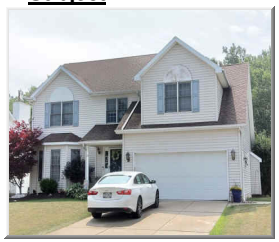
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-68	114.17-6-20	114.17-7-22	113.20-5-11	114.13-2-55	114.17-5-30
Owner	Gould, Brian J	Hajiskari, Parker E	Cacaccio, Jessica L	Gould, David	Darstein, Patricia	McCabe, Shawn P Jr
Address	9 Elmleaf Dr	63 Rushford Ln	14 Butternut Rd	133 Losson Rd	44 Elmleaf Dr	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 177	65 x 194	62 x 155	85 x 120	70 x 120	59 x 116
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	2003 / 0	1987 / 0	1988 / 0	1990 / 0	2002 / 0	1989 / 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	1 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	934	1052	954	878	813
2nd Sty Area	872	839	772	666	662	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500	0 250
SFLA	1750	1773	1824	1620	1540	1553
Att/Det Gar Sqft	400	420	440	441	378	420
Prior Land	$28,200					
Prior Total	$186,000					
Comp Land Estimate	$36,300	$32,600	$29,400	$31,800	$28,500	$24,800
Sale Date		4/20/2020	3/5/2019	3/5/2018	9/13/2019	12/30/2019
Sale Price		$215,000	$205,000	$180,000	$245,000	$205,000
Time Adj Sale Price		$216,100	$214,000	$200,100	$250,800	$207,700
TADJSP/SQFT		$121.88	$117.32	$123.52	$162.86	$133.74
Total Adj Factors	$154,400	$134,100	$134,700	$132,500	$153,700	$116,700
Adjusted Sale Price		$236,400	$233,700	$222,000	$251,500	$245,400
Comparable Estimate	$237,800 ($135.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-63	114.13-2-26	114.13-2-18	113.20-5-36	114.13-2-46	114.17-3-24
Owner	Zielinski, Walter P	Miller, Eric W	Joy, Geoffrey	Kaska, Julie	Tomasello, Susan L	Morrissey, Terrence
Address	12 Elmleaf Dr	20 Rushford Ln	232 Losson Rd	26 Redoak Dr	80 Elmleaf Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 120	62 x 120	131 x 115	60 x 120	60 x 121
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	2000 / 0	1998 / 0	1990 / 0	1987 / 0	2003 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1219	1426	1235	1220	1004	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1219	1426	1235	1220	1004	1255
Att/Det Gar Sqft	440	400	441	440	414	441
Prior Land	$21,900					
Prior Total	$129,000					
Comp Land Estimate	$27,300	$27,000	$26,100	$38,400	$25,500	$25,600
Sale Date		11/5/2020	3/2/2018	9/11/2018	8/9/2019	2/11/2020
Sale Price		$207,500	$162,000	$182,000	$170,000	$153,000
Time Adj Sale Price		$207,500	$180,100	$195,600	$174,600	$154,300
TADJSP/SQFT		$145.51	$145.83	$160.33	$173.90	$122.95
Total Adj Factors	$112,800	$122,300	$104,800	$119,600	$101,500	$95,600
Adjusted Sale Price		$198,000	$188,100	$188,800	$185,900	$171,500
Comparable Estimate	$186,500 ($152.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-69	114.18-8-23	114.17-5-4	114.18-8-31	114.17-5-19	114.18-8-64
Owner	DePalma Egon D Jr.	Moynihan, Kevin D	Jacobs, Aronezz	Maciejewski, Shaun Mic	Alareqi, Suad A	Vu, Cha T
Address	13 Elmleaf Dr	193 Whitney Pl	18 Rushford Ln	172 Whitney Pl	78 Rushford Ln	4 Garnet 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 175	83 x 131	62 x 124	80 x 147	53 x 120	80 x 148
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	2000 / 0	2003 / 0	1986 / 0	2003 / 0	1987 / 0	2010 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	B Good 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	1 / N	0 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	5	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 2	2 / 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	1102	1386	1234	1041	876	1703
2nd Sty Area	1145	880	1140	996	1300	717
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2247	2266	2374	2037	2176	2420
Att/Det Gar Sqft	422	516	264	440	418	456
Prior Land	$25,600					
Prior Total	$239,000					
Comp Land Estimate	$31,900	$32,800	$26,500	$34,000	$23,400	$34,100
Sale Date		1/28/2020	8/27/2020	1/10/2019	10/30/2020	7/25/2019
Sale Price		$275,000	$273,000	$270,000	$377,500	$325,000
Time Adj Sale Price		$277,800	$273,000	$283,600	$377,500	$334,800
TADJSP/SQFT		$122.59	$115.00	$139.22	$173.48	$138.35
Total Adj Factors	$215,500	$196,200	$170,300	$180,700	$228,800	$206,600
Adjusted Sale Price		$297,100	$318,200	$318,400	$364,200	$343,700
Comparable Estimate	$328,300 ($146.11/SFLA)					

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

Roll Year: 2021

Option : 124_ENPM_OPTIONS

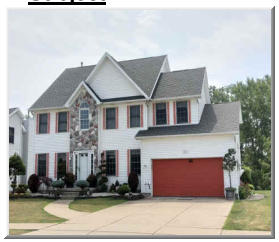
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-62	114.13-2-61	114.13-2-55	113.20-4-3	113.20-5-57.2	114.13-2-26
Owner	Posster, June P	Spencer, Joelle D	Darstein, Patricia	Umphreyville, Jilian	Jones, Dawan D	Miller, Eric W
Address	16 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	37 Groell Ave	41 Redoak Dr	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	67 x 120	70 x 120	70 x 115	62 x 142	65 x 120
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	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	2003 / 0	2001 / 0	2002 / 0	1953 / 0	1990 / 0	1998 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1317	1076	878	800	1562	1426
2nd Sty Area	0	0	662	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0	0 0
SFLA	1569	1619	1540	1184	1562	1426
Att/Det Gar Sqft	440	504	378	400	440	400
Prior Land	$21,900					
Prior Total	$172,000					
Comp Land Estimate	$27,300	$27,600	$28,500	$27,900	$28,300	$27,000
Sale Date		7/16/2018	9/13/2019	5/1/2019	11/26/2019	11/5/2020
Sale Price		$210,000	$245,000	$160,000	$212,500	$207,500
Time Adj Sale Price		$228,300	$250,800	$165,900	$216,100	$207,500
TADJSP/SQFT		$141.01	$162.86	$140.12	$138.35	$145.51
Total Adj Factors	$147,200	$158,500	$153,700	$102,200	$143,900	$122,300
Adjusted Sale Price		$217,000	$244,300	$210,900	$219,400	$232,400
Comparable Estimate	$224,800 ($143.28/SFLA)					

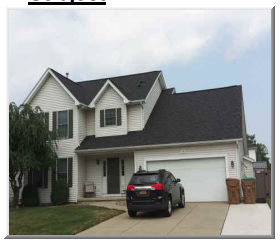
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-70	114.18-8-31	114.18-8-23	114.17-5-19	113.20-5-18	114.18-4-27
Owner	Young, Mark E	Maciejewski, Shaun Mic	Moynihan, Kevin D	Alareqi, Suad A	Mohamed, Mushtaq A	Martin, Janet
Address	17 Elmleaf Dr	172 Whitney Pl	193 Whitney Pl	78 Rushford Ln	121 Groell Ave	47 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 174	80 x 147	83 x 131	53 x 120	115 x 140	65 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	2000 / 0	2003 / 0	2003 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	B Good 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	5	4	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 2	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1129	1041	1386	876	1018	1173
2nd Sty Area	988	996	880	1300	825	827
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 108	0 250
SFLA	2117	2037	2266	2176	1843	2000
Att/Det Gar Sqft	380	440	516	418	528	483
Prior Land	$25,600					
Prior Total	$213,642					
Comp Land Estimate	$31,900	$34,000	$32,800	$23,400	$40,200	$28,100
Sale Date		1/10/2019	1/28/2020	10/30/2020	2/20/2020	10/8/2020
Sale Price		$270,000	$275,000	$377,500	$275,000	$325,000
Time Adj Sale Price		$283,600	$277,800	$377,500	$277,300	$325,000
TADJSP/SQFT		$139.22	$122.59	$173.48	$150.46	$162.50
Total Adj Factors	$162,400	$180,700	$196,200	$228,800	$174,700	$184,500
Adjusted Sale Price		$265,300	$244,000	$311,100	$265,000	$302,900
Comparable Estimate	$277,700 ($131.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-61	114.13-2-61	114.13-2-55	113.20-5-11	114.13-2-26	114.17-7-20
Owner	Spencer, Joelle D	Spencer, Joelle D	Darstein, Patricia	Gould, David	Miller, Eric W	Rivera, Cindy A
Address	20 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	133 Losson Rd	20 Rushford Ln	22 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	67 x 120	70 x 120	85 x 120	65 x 120	62 x 155
Building Style	04 Cape cod	04 Cape cod	05 Colonial	05 Colonial	01 Ranch	02 Raised 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	2001 / 0	2001 / 0	2002 / 0	1990 / 0	1998 / 0	1987 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	1076	1076	878	954	1426	1220
2nd Sty Area	0	0	662	666	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0	400 0
SFLA	1619	1619	1540	1620	1426	1620
Att/Det Gar Sqft	504	504	378	441	400	400
Prior Land	$22,100					
Prior Total	$169,000					
Comp Land Estimate	$27,600	$27,600	$28,500	$31,800	$27,000	$29,400
Sale Date		7/16/2018	9/13/2019	3/5/2018	11/5/2020	8/9/2019
Sale Price		$210,000	$245,000	$180,000	$207,500	$185,000
Time Adj Sale Price		$228,300	$250,800	$200,100	$207,500	$190,000
TADJSP/SQFT		$141.01	$162.86	$123.52	$145.51	$117.28
Total Adj Factors	$142,300	$158,500	$153,700	$132,500	$122,300	$127,800
Adjusted Sale Price		$212,100	$239,400	$209,900	$227,500	$204,500
Comparable Estimate	$218,700 ($135.08/SFLA)					

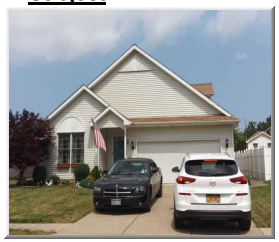
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-71	114.17-5-4	114.17-7-16	114.18-8-23	114.18-8-64	114.18-5-21
Owner	Glab, Joseph D	Jacobs, Aronezz	Lysiak, Christie J	Moynihan, Kevin D	Vu, Cha T	Dudley, Felicia E
Address	21 Elmleaf Dr	18 Rushford Ln	38 Butternut Rd	193 Whitney Pl	4 Garnet Dr	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 173	62 x 124	55 x 164	83 x 131	80 x 148	60 x 141
Building Style	06 Contemporary	05 Colonial	02 Raised ranch	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	2000 / 0	1986 / 0	1987 / 0	2003 / 0	2010 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	1.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 1	2 / 1	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	1280	1234	1108	1386	1703	1175
2nd Sty Area	1018	1140	0	880	717	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	1040 0	0 0	0 0	0 400
SFLA	2298	2374	2148	2266	2420	2178
Att/Det Gar Sqft	576	264	576	516	456	420
Prior Land	$25,500					
Prior Total	$225,000					
Comp Land Estimate	$31,800	$26,500	$27,600	$32,800	$34,100	$27,600
Sale Date		8/27/2020	7/18/2019	1/28/2020	7/25/2019	9/25/2018
Sale Price		$273,000	$189,900	$275,000	$325,000	$250,000
Time Adj Sale Price		$273,000	$195,600	$277,800	$334,800	$268,700
TADJSP/SQFT		$115.00	$91.06	$122.59	$138.35	$123.37
Total Adj Factors	$191,500	$170,300	$144,900	$196,200	$206,600	$164,100
Adjusted Sale Price		$294,200	$242,200	$273,100	$319,700	$296,100
Comparable Estimate	$285,100 ($124.06/SFLA)					

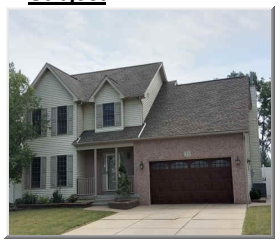
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-60	114.17-7-22	114.17-6-20	114.13-2-55	113.20-5-18	113.20-5-11
Owner	Nguyen, Julie U	Cacaccio, Jessica L	Hajiskari, Parker E	Darstein, Patricia	Mohamed, Mushtaq A	Gould, David
Address	24 Elmleaf Dr	14 Butternut Rd	63 Rushford Ln	44 Elmleaf Dr	121 Groell Ave	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	62 x 155	65 x 194	70 x 120	115 x 140	85 x 120
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	2004 / 0	1988 / 0	1987 / 0	2002 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1052	934	878	1018	954
2nd Sty Area	882	772	839	662	825	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 500	0 108	0 0
SFLA	1818	1824	1773	1540	1843	1620
Att/Det Gar Sqft	460	440	420	378	528	441
Prior Land	$22,100					
Prior Total	$193,805					
Comp Land Estimate	$27,600	$29,400	$32,600	$28,500	$40,200	$31,800
Sale Date		3/5/2019	4/20/2020	9/13/2019	2/20/2020	3/5/2018
Sale Price		$205,000	$215,000	$245,000	$275,000	$180,000
Time Adj Sale Price		$214,000	$216,100	$250,800	$277,300	$200,100
TADJSP/SQFT		$117.32	$121.88	$162.86	$150.46	$123.52
Total Adj Factors	$159,700	$134,700	$134,100	$153,700	$174,700	$132,500
Adjusted Sale Price		$239,000	$241,700	$256,800	$262,300	$227,300
Comparable Estimate	$245,400 ($134.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-72	114.18-8-64	114.17-5-4	114.18-8-23	114.18-8-51	114.19-2-29
Owner	Nguyen, Michael Vu	Vu, Cha T	Jacobs, Aronezz	Moynihan, Kevin D	Pendharkar, Nitin R	Singvongsay, Laymone
Address	25 Elmleaf Dr	4 Garnet Dr	18 Rushford Ln	193 Whitney Pl	201 Whitney Pl	324 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 172	80 x 148	62 x 124	83 x 131	81 x 134	93 x 118
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	2001 / 0	2010 / 0	1986 / 0	2003 / 0	2019 / 0	1987 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	4	6
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1419	1703	1234	1386	909	1132
2nd Sty Area	1147	717	1140	880	1369	1484
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2566	2420	2374	2266	2278	2616
Att/Det Gar Sqft	418	456	264	516	488	528
Prior Land	$25,500					
Prior Total	$243,273					
Comp Land Estimate	$31,800	$34,100	$26,500	$32,800	$32,900	$33,000
Sale Date		7/25/2019	8/27/2020	1/28/2020	6/10/2020	6/5/2020
Sale Price		$325,000	$273,000	$275,000	$309,900	$265,100
Time Adj Sale Price		$334,800	$273,000	$277,800	$310,400	$265,500
TADJSP/SQFT		$138.35	$115.00	$122.59	$136.26	$101.49
Total Adj Factors	$193,500	$206,600	$170,300	$196,200	$201,200	$184,600
Adjusted Sale Price		$321,700	$296,200	$275,100	$302,700	$274,400
Comparable Estimate	$294,000 ($114.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-59	114.18-8-31	114.18-2-4	114.18-8-23	114.17-7-22	114.18-5-21
Owner	Frajdofer, Dennis Micha	Maciejewski, Shaun Mic	Raczka, Jason Robert	Moynihan, Kevin D	Cacaccio, Jessica L	Dudley, Felicia E
Address	28 Elmleaf Dr	172 Whitney Pl	280 Towers Blvd	193 Whitney Pl	14 Butternut Rd	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	80 x 147	83 x 197	83 x 131	62 x 155	60 x 141
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	2003 / 0	2003 / 0	1990 / 0	2003 / 0	1988 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 500	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1041	1197	1386	1052	1175
2nd Sty Area	980	996	826	880	772	1003
Fin Bsmt/Fin Rec Rm	500 0	0 0	0 0	0 0	0 0	0 400
SFLA	2088	2037	2023	2266	1824	2178
Att/Det Gar Sqft	440	440	483	516	440	420
Prior Land	$21,900					
Prior Total	$199,200					
Comp Land Estimate	$27,300	$34,000	$38,200	$32,800	$29,400	$27,600
Sale Date		1/10/2019	12/10/2019	1/28/2020	3/5/2019	9/25/2018
Sale Price		$270,000	$225,000	$275,000	$205,000	$250,000
Time Adj Sale Price		$283,600	$228,000	$277,800	$214,000	$268,700
TADJSP/SQFT		$139.22	$112.70	$122.59	$117.32	$123.37
Total Adj Factors	$165,100	$180,700	$150,100	$196,200	$134,700	$164,100
Adjusted Sale Price		$268,000	$243,000	$246,700	$244,400	$269,700
Comparable Estimate	$254,400 ($121.84/SFLA)					

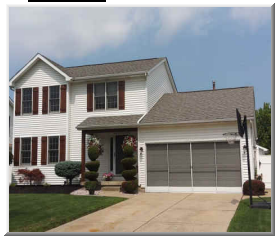
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-73	114.18-8-31	114.18-8-23	114.17-5-19	114.18-8-64	113.20-5-18
Owner	Sperrazza Joseph C	Maciejewski, Shaun Mic	Moynihan, Kevin D	Alareqi, Suad A	Vu, Cha T	Mohamed, Mushtaq A
Address	29 Elmleaf Dr	172 Whitney Pl	193 Whitney Pl	78 Rushford Ln	4 Garnet Dr	121 Groell 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 171	80 x 147	83 x 131	53 x 120	80 x 148	115 x 140
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	2003 / 0	2003 / 0	2003 / 0	1987 / 0	2010 / 0	1987 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	B Good 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	5	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 2	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1150	1041	1386	876	1703	1018
2nd Sty Area	987	996	880	1300	717	825
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 108
SFLA	2137	2037	2266	2176	2420	1843
Att/Det Gar Sqft	483	440	516	418	456	528
Prior Land	$25,400					
Prior Total	$234,000					
Comp Land Estimate	$31,700	$34,000	$32,800	$23,400	$34,100	$40,200
Sale Date		1/10/2019	1/28/2020	10/30/2020	7/25/2019	2/20/2020
Sale Price		$270,000	$275,000	$377,500	$325,000	$275,000
Time Adj Sale Price		$283,600	$277,800	$377,500	$334,800	$277,300
TADJSP/SQFT		$139.22	$122.59	$173.48	$138.35	$150.46
Total Adj Factors	$186,200	$180,700	$196,200	$228,800	$206,600	$174,700
Adjusted Sale Price		$289,100	$267,800	$334,900	$314,400	$288,800
Comparable Estimate	$299,000 ($139.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-58	114.13-2-61	114.13-2-55	114.13-2-26	114.17-6-11	113.20-4-3
Owner	Eynon Leonard M	Spencer, Joelle D	Darstein, Patricia	Miller, Eric W	Kleinfelder, Michael R	Umphreyville, Jilian
Address	32 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	20 Rushford Ln	58 Hillpine Rd	37 Groell 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	67 x 120	70 x 120	65 x 120	60 x 120	70 x 115
Building Style	04 Cape cod	04 Cape cod	05 Colonial	01 Ranch	05 Colonial	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2002 / 0	2001 / 0	2002 / 0	1998 / 0	1987 / 0	1953 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	2.0	1.0	2.0	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 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	4 Full 0
1st Sty Area	1408	1076	878	1426	632	800
2nd Sty Area	0	0	662	0	888	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 0	0 0	0 0
SFLA	1519	1619	1540	1426	1520	1184
Att/Det Gar Sqft	400	504	378	400	400	400
Prior Land	$21,900					
Prior Total	$167,577					
Comp Land Estimate	$27,300	$27,600	$28,500	$27,000	$25,500	$27,900
Sale Date		7/16/2018	9/13/2019	11/5/2020	5/20/2020	5/1/2019
Sale Price		$210,000	$245,000	$207,500	$207,000	$160,000
Time Adj Sale Price		$228,300	$250,800	$207,500	$207,700	$165,900
TADJSP/SQFT		$141.01	$162.86	$145.51	$136.64	$140.12
Total Adj Factors	$132,300	$158,500	$153,700	$122,300	$114,900	$102,200
Adjusted Sale Price		$202,100	$229,400	$217,500	$225,100	$196,000
Comparable Estimate	$214,000 ($140.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-74	114.18-8-31	113.20-5-18	114.18-4-27	114.18-2-4	114.13-2-55
Owner	Berecz, Steven E	Maciejewski, Shaun Mic	Mohamed, Mushtaq A	Martin, Janet	Raczka, Jason Robert	Darstein, Patricia
Address	33 Elmleaf Dr	172 Whitney Pl	121 Groell Ave	47 Parktrail Ln	280 Towers Blvd	44 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 170	80 x 147	115 x 140	65 x 130	83 x 197	70 x 120
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	2000 / 0	2003 / 0	1987 / 0	1990 / 0	1990 / 0	2002 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1054	1041	1018	1173	1197	878
2nd Sty Area	959	996	825	827	826	662
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 108	0 250	0 0	0 500
SFLA	2013	2037	1843	2000	2023	1540
Att/Det Gar Sqft	400	440	528	483	483	378
Prior Land	$25,600					
Prior Total	$200,860					
Comp Land Estimate	$32,000	$34,000	$40,200	$28,100	$38,200	$28,500
Sale Date		1/10/2019	2/20/2020	10/8/2020	12/10/2019	9/13/2019
Sale Price		$270,000	$275,000	$325,000	$225,000	$245,000
Time Adj Sale Price		$283,600	$277,300	$325,000	$228,000	$250,800
TADJSP/SQFT		$139.22	$150.46	$162.50	$112.70	$162.86
Total Adj Factors	$156,800	$180,700	$174,700	$184,500	$150,100	$153,700
Adjusted Sale Price		$259,700	$259,400	$297,300	$234,700	$253,900
Comparable Estimate	$261,000 ($129.66/SFLA)					

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

Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-57	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Blatchley Frank N	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	36 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	878	813	954	632	874
2nd Sty Area	662	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1540	1540	1553	1620	1520	1515
Att/Det Gar Sqft	396	378	420	441	400	440
Prior Land	$21,900					
Prior Total	$177,000					
Comp Land Estimate	$27,300	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$139,100	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$236,200	$230,100	$206,700	$231,900	$246,100
Comparable Estimate	$230,200 ($149.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-75	114.18-8-31	113.20-5-18	114.18-4-27	114.13-2-55	114.17-7-22
Owner	Szwed, Thomas C	Maciejewski, Shaun Mic	Mohamed, Mushtaq A	Martin, Janet	Darstein, Patricia	Cacaccio, Jessica L
Address	37 Elmleaf Dr	172 Whitney Pl	121 Groell Ave	47 Parktrail Ln	44 Elmleaf Dr	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 168	80 x 147	115 x 140	65 x 130	70 x 120	62 x 155
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	1999 / 0	2003 / 0	1987 / 0	1990 / 0	2002 / 0	1988 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 1	2 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1098	1041	1018	1173	878	1052
2nd Sty Area	728	996	825	827	662	772
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 108	0 250	0 500	0 0
SFLA	1986	2037	1843	2000	1540	1824
Att/Det Gar Sqft	576	440	528	483	378	440
Prior Land	$25,500					
Prior Total	$211,567					
Comp Land Estimate	$31,900	$34,000	$40,200	$28,100	$28,500	$29,400
Sale Date		1/10/2019	2/20/2020	10/8/2020	9/13/2019	3/5/2019
Sale Price		$270,000	$275,000	$325,000	$245,000	$205,000
Time Adj Sale Price		$283,600	$277,300	$325,000	$250,800	$214,000
TADJSP/SQFT		$139.22	$150.46	$162.50	$162.86	$117.32
Total Adj Factors	$169,700	$180,700	$174,700	$184,500	$153,700	$134,700
Adjusted Sale Price		$272,600	$272,300	$310,200	$266,800	$249,000
Comparable Estimate	$274,200 ($138.07/SFLA)					

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

Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-56	114.13-2-55	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22
Owner	Pellegrino, Vincent	Darstein, Patricia	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J
Address	40 Elmleaf Dr	44 Elmleaf Dr	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	70 x 120	60 x 145	63 x 145	60 x 120	66 x 119
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	2003 / 0	2002 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	662	878	796	848	632	874
2nd Sty Area	662	662	585	617	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 0
SFLA	1324	1540	1381	1465	1520	1515
Att/Det Gar Sqft	378	378	440	440	400	440
Prior Land	$22,500					
Prior Total	$164,340					
Comp Land Estimate	$28,500	$28,500	$27,900	$28,900	$25,500	$27,200
Sale Date		9/13/2019	10/2/2020	4/25/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$223,000	$210,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$223,000	$232,200	$207,700	$222,000
TADJSP/SQFT		$162.86	$161.48	$158.50	$136.64	$146.53
Total Adj Factors	$108,200	$153,700	$107,300	$115,100	$114,900	$115,000
Adjusted Sale Price		$205,300	$223,900	$225,300	$201,000	$215,200
Comparable Estimate	$214,100 ($161.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-76	114.18-8-31	114.18-4-27	113.20-5-18	114.18-8-23	114.18-2-4
Owner	Brydalski, Paul A	Maciejewski, Shaun Mic	Martin, Janet	Mohamed, Mushtaq A	Moynihan, Kevin D	Raczka, Jason Robert
Address	41 Elmleaf Dr	172 Whitney Pl	47 Parktrail Ln	121 Groell Ave	193 Whitney Pl	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 167	80 x 147	65 x 130	115 x 140	83 x 131	83 x 197
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	2000 / 0	2003 / 0	1990 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1010	1041	1173	1018	1386	1197
2nd Sty Area	1040	996	827	825	880	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 108	0 0	0 0
SFLA	2050	2037	2000	1843	2266	2023
Att/Det Gar Sqft	400	440	483	528	516	483
Prior Land	$25,400					
Prior Total	$202,603					
Comp Land Estimate	$31,900	$34,000	$28,100	$40,200	$32,800	$38,200
Sale Date		1/10/2019	10/8/2020	2/20/2020	1/28/2020	12/10/2019
Sale Price		$270,000	$325,000	$275,000	$275,000	$225,000
Time Adj Sale Price		$283,600	$325,000	$277,300	$277,800	$228,000
TADJSP/SQFT		$139.22	$162.50	$150.46	$122.59	$112.70
Total Adj Factors	$158,900	$180,700	$184,500	$174,700	$196,200	$150,100
Adjusted Sale Price		$261,800	$299,400	$261,500	$240,500	$236,800
Comparable Estimate	$260,000 ($126.83/SFLA)					

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

Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-55	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Darstein, Patricia	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	44 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 120	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	878	813	954	632	874
2nd Sty Area	662	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 500	0 500	0 250	0 0	0 0	0 0
SFLA	1540	1540	1553	1620	1520	1515
Att/Det Gar Sqft	378	378	420	441	400	440
Prior Land	$22,500					
Prior Total	$170,000					
Comp Land Estimate	$28,500	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$153,700	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$250,800	$244,700	$221,300	$246,500	$260,700
Comparable Estimate	$244,800 ($158.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-77	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Flowers, Steven J Sr	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	45 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 166	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	878	813	954	632	874
2nd Sty Area	754	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1546	1540	1553	1620	1520	1515
Att/Det Gar Sqft	420	378	420	441	400	440
Prior Land	$25,400					
Prior Total	$179,363					
Comp Land Estimate	$31,800	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$138,900	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$236,000	$229,900	$206,500	$231,700	$245,900
Comparable Estimate	$230,000 ($148.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-54	114.13-2-26	114.13-2-18	113.20-5-2	114.13-2-46	114.17-3-24
Owner	Bonk, Eugenia	Miller, Eric W	Joy, Geoffrey	Szymanski, Brian	Tomasello, Susan L	Morrissey, Terrence
Address	48 Elmleaf Dr	20 Rushford Ln	232 Losson Rd	97 Losson Rd	80 Elmleaf Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	62 x 120	73 x 120	60 x 120	60 x 121
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	2001 / 0	1998 / 0	1990 / 0	1988 / 0	2003 / 0	1989 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1288	1426	1235	1302	1004	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1288	1426	1235	1302	1004	1255
Att/Det Gar Sqft	462	400	441	399	414	441
Prior Land	$22,100					
Prior Total	$156,000					
Comp Land Estimate	$27,600	$27,000	$26,100	$29,400	$25,500	$25,600
Sale Date		11/5/2020	3/2/2018	5/24/2019	8/9/2019	2/11/2020
Sale Price		$207,500	$162,000	$131,500	$170,000	$153,000
Time Adj Sale Price		$207,500	$180,100	$136,400	$174,600	$154,300
TADJSP/SQFT		$145.51	$145.83	$104.76	$173.90	$122.95
Total Adj Factors	$130,600	$122,300	$104,800	$88,100	$101,500	$95,600
Adjusted Sale Price		$215,800	$205,900	$178,900	$203,700	$189,300
Comparable Estimate	$198,700 ($154.27/SFLA)					

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

Roll Year: 2021

Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-78	114.13-2-55	114.17-3-7	114.17-2-24	114.17-6-11	114.18-3-25
Owner	Albrecht, Susan M	Darstein, Patricia	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Waag, Brian
Address	49 Elmleaf Dr	44 Elmleaf Dr	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 165	70 x 120	60 x 145	63 x 145	60 x 120	70 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	2002 / 0	2002 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	682	878	796	848	632	676
2nd Sty Area	666	662	585	617	888	725
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 0	0 0	0 275
SFLA	1348	1540	1381	1465	1520	1401
Att/Det Gar Sqft	378	378	440	440	400	480
Prior Land	$25,400					
Prior Total	$163,000					
Comp Land Estimate	$31,700	$28,500	$27,900	$28,900	$25,500	$29,600
Sale Date		9/13/2019	10/2/2020	4/25/2018	5/20/2020	8/25/2020
Sale Price		$245,000	$223,000	$210,000	$207,000	$189,000
Time Adj Sale Price		$250,800	$223,000	$232,200	$207,700	$189,000
TADJSP/SQFT		$162.86	$161.48	$158.50	$136.64	$134.90
Total Adj Factors	$110,600	$153,700	$107,300	$115,100	$114,900	$109,700
Adjusted Sale Price		$207,700	$226,300	$227,700	$203,400	$189,900
Comparable Estimate	$211,000 ($156.53/SFLA)					

State of New York - Real Property System
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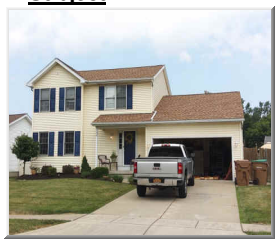
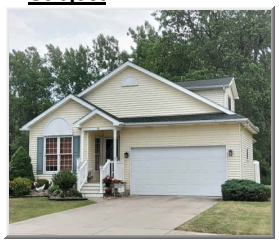
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-53	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Kania, Ryan E	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	52 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	878	813	954	632	874
2nd Sty Area	662	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1540	1540	1553	1620	1520	1515
Att/Det Gar Sqft	378	378	420	441	400	440
Prior Land	$22,100					
Prior Total	$163,510					
Comp Land Estimate	$27,600	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$119,800	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$216,900	$210,800	$187,400	$212,600	$226,800
Comparable Estimate	$210,900 ($136.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-79	114.13-2-61	114.13-2-55	113.20-4-16	114.17-8-14	114.18-8-20
Owner	Cywinski, Christine	Spencer, Joelle D	Darstein, Patricia	Dublino, Matthew	Eddy, Robert T	Anx, Quintessence
Address	53 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	2419 Union Rd	203 Losson Rd	181 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 162	67 x 120	70 x 120	61 x 164	62 x 130	87 x 126
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2002 / 0	2001 / 0	2002 / 0	1947 / 0	1985 / 0	1995 / 0
Condition	4 Good	4 Good	4 Good	2 Fair	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	D Economy	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.5	1.5	2.0	1.7	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1552	1076	878	963	1596	1645
2nd Sty Area	0	0	662	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 594	0 0	0 650
SFLA	1662	1619	1540	1684	1596	1645
Att/Det Gar Sqft	400	504	378	484	462	462
Prior Land	$25,200					
Prior Total	$157,949					
Comp Land Estimate	$31,600	$27,600	$28,500	$29,600	$27,100	$32,900
Sale Date		7/16/2018	9/13/2019	4/26/2018	10/2/2018	8/24/2020
Sale Price		$210,000	$245,000	$118,000	$192,000	$273,725
Time Adj Sale Price		$228,300	$250,800	$130,500	$205,200	$273,700
TADJSP/SQFT		$141.01	$162.86	$77.49	$128.57	$166.38
Total Adj Factors	$130,400	$158,500	$153,700	$64,900	$148,700	$176,900
Adjusted Sale Price		$200,200	$227,500	$196,000	$186,900	$227,200
Comparable Estimate	$207,600 ($124.91/SFLA)					

State of New York - Real Property System
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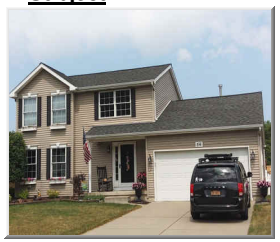
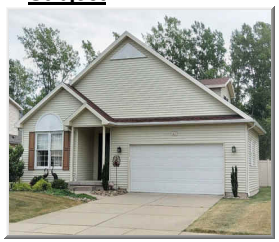
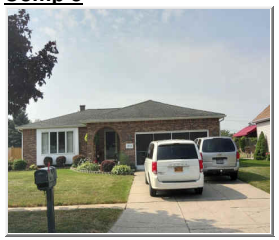
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-52	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Pieri, Joseph G Jr.	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	56 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2003 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	878	813	954	632	874
2nd Sty Area	662	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1540	1540	1553	1620	1520	1515
Att/Det Gar Sqft	378	378	420	441	400	440
Prior Land	$22,100					
Prior Total	$171,000					
Comp Land Estimate	$27,600	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$133,700	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$230,800	$224,700	$201,300	$226,500	$240,700
Comparable Estimate	$224,800 ($145.97/SFLA)					

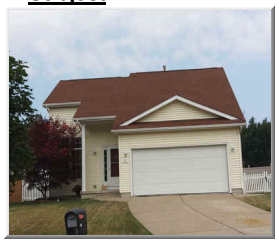
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-80	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Roberts Orville R	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	57 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 156	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	878	878	813	954	632	874
2nd Sty Area	662	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1540	1540	1553	1620	1520	1515
Att/Det Gar Sqft	378	378	420	441	400	440
Prior Land	$24,900					
Prior Total	$165,668					
Comp Land Estimate	$31,100	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$122,400	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$219,500	$213,400	$190,000	$215,200	$229,400
Comparable Estimate	$213,500 ($138.64/SFLA)					

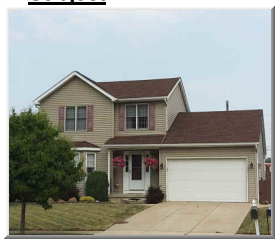
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-51	114.13-2-55	113.20-5-11	114.17-5-30	114.17-6-11	114.17-6-20
Owner	Ratka, Christopher	Darstein, Patricia	Gould, David	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hajiskari, Parker E
Address	60 Elmleaf Dr	44 Elmleaf Dr	133 Losson Rd	217 Hillpine Rd	58 Hillpine Rd	63 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	85 x 120	59 x 116	60 x 120	65 x 194
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	2005 / 0	2002 / 0	1990 / 0	1989 / 0	1987 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	4	4
Full/Half Baths	2 / 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	4 Full 0
1st Sty Area	924	878	954	813	632	934
2nd Sty Area	725	662	666	740	888	839
Fin Bsmt/Fin Rec Rm	0 480	0 500	0 0	0 250	0 0	0 0
SFLA	1649	1540	1620	1553	1520	1773
Att/Det Gar Sqft	480	378	441	420	400	420
Prior Land	$22,100					
Prior Total	$183,000					
Comp Land Estimate	$27,600	$28,500	$31,800	$24,800	$25,500	$32,600
Sale Date		9/13/2019	3/5/2018	12/30/2019	5/20/2020	4/20/2020
Sale Price		$245,000	$180,000	$205,000	$207,000	$215,000
Time Adj Sale Price		$250,800	$200,100	$207,700	$207,700	$216,100
TADJSP/SQFT		$162.86	$123.52	$133.74	$136.64	$121.88
Total Adj Factors	$150,300	$153,700	$132,500	$116,700	$114,900	$134,100
Adjusted Sale Price		$247,400	$217,900	$241,300	$243,100	$232,300
Comparable Estimate	$236,400 ($143.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-81	114.13-2-61	114.13-2-55	113.20-4-16	113.20-5-11	114.17-7-20
Owner	Kraft, Michael K	Spencer, Joelle D	Darstein, Patricia	Dublino, Matthew	Gould, David	Rivera, Cindy A
Address	61 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	2419 Union Rd	133 Losson Rd	22 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 150	67 x 120	70 x 120	61 x 164	85 x 120	62 x 155
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	05 Colonial	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2002 / 0	2001 / 0	2002 / 0	1947 / 0	1990 / 0	1987 / 0
Condition	3 Normal	4 Good	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	D Economy	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / Y	0 / N
Stories	1.5	1.5	2.0	1.7	2.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	1 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	1422	1076	878	963	954	1220
2nd Sty Area	0	0	662	0	666	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 594	0 0	400 0
SFLA	1696	1619	1540	1684	1620	1620
Att/Det Gar Sqft	476	504	378	484	441	400
Prior Land	$24,500					
Prior Total	$176,209					
Comp Land Estimate	$30,600	$27,600	$28,500	$29,600	$31,800	$29,400
Sale Date		7/16/2018	9/13/2019	4/26/2018	3/5/2018	8/9/2019
Sale Price		$210,000	$245,000	$118,000	$180,000	$185,000
Time Adj Sale Price		$228,300	$250,800	$130,500	$200,100	$190,000
TADJSP/SQFT		$141.01	$162.86	$77.49	$123.52	$117.28
Total Adj Factors	$148,000	$158,500	$153,700	$64,900	$132,500	$127,800
Adjusted Sale Price		$217,800	$245,100	$213,600	$215,600	$210,200
Comparable Estimate	$220,500 ($130.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-50	114.13-2-61	114.13-2-55	113.20-4-16	114.18-8-20	114.17-8-14
Owner	Kolacki Gary A	Spencer, Joelle D	Darstein, Patricia	Dublino, Matthew	Anx, Quintessence	Eddy, Robert T
Address	64 Elmleaf Dr	20 Elmleaf Dr	44 Elmleaf Dr	2419 Union Rd	181 Whitney Pl	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	67 x 120	70 x 120	61 x 164	87 x 126	62 x 130
Building Style	04 Cape cod	04 Cape cod	05 Colonial	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2004 / 0	2001 / 0	2002 / 0	1947 / 0	1995 / 0	1985 / 0
Condition	4 Good	4 Good	4 Good	2 Fair	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 110	D Economy	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.5	1.5	2.0	1.7	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1337	1076	878	963	1645	1596
2nd Sty Area	0	0	662	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 500	0 594	0 650	0 0
SFLA	1680	1619	1540	1684	1645	1596
Att/Det Gar Sqft	420	504	378	484	462	462
Prior Land	$22,100					
Prior Total	$158,613					
Comp Land Estimate	$27,600	$27,600	$28,500	$29,600	$32,900	$27,100
Sale Date		7/16/2018	9/13/2019	4/26/2018	8/24/2020	10/2/2018
Sale Price		$210,000	$245,000	$118,000	$273,725	$192,000
Time Adj Sale Price		$228,300	$250,800	$130,500	$273,700	$205,200
TADJSP/SQFT		$141.01	$162.86	$77.49	$166.38	$128.57
Total Adj Factors	$131,200	$158,500	$153,700	$64,900	$176,900	$148,700
Adjusted Sale Price		$201,000	$228,300	$196,800	$228,000	$187,700
Comparable Estimate	$208,400 ($124.05/SFLA)					

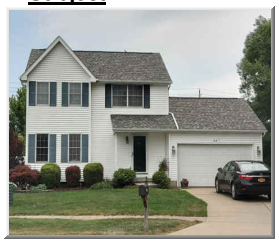
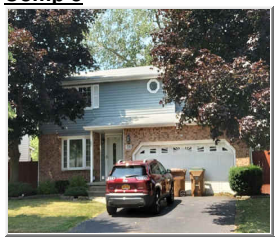
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-82.1	114.13-2-61	114.18-8-23	114.18-8-31	114.17-7-16	114.18-8-64
Owner	Piwowar John K	Spencer, Joelle D	Moynihan, Kevin D	Maciejewski, Shaun Mic	Lysiak, Christie J	Vu, Cha T
Address	65 Elmleaf Dr	20 Elmleaf Dr	193 Whitney Pl	172 Whitney Pl	38 Butternut Rd	4 Garnet 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	81 x 143	67 x 120	83 x 131	80 x 147	55 x 164	80 x 148
Building Style	04 Cape cod	04 Cape cod	05 Colonial	05 Colonial	02 Raised ranch	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2003 / 0	2001 / 0	2003 / 0	2003 / 0	1987 / 0	2010 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.5	1.5	2.0	2.0	1.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1744	1076	1386	1041	1108	1703
2nd Sty Area	0	0	880	996	0	717
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	1040 0	0 0
SFLA	2211	1619	2266	2037	2148	2420
Att/Det Gar Sqft	400	504	516	440	576	456
Prior Land	$26,300					
Prior Total	$200,000					
Comp Land Estimate	$33,800	$27,600	$32,800	$34,000	$27,600	$34,100
Sale Date		7/16/2018	1/28/2020	1/10/2019	7/18/2019	7/25/2019
Sale Price		$210,000	$275,000	$270,000	$189,900	$325,000
Time Adj Sale Price		$228,300	$277,800	$283,600	$195,600	$334,800
TADJSP/SQFT		$141.01	$122.59	$139.22	$91.06	$138.35
Total Adj Factors	$184,900	$158,500	$196,200	$180,700	$144,900	$206,600
Adjusted Sale Price		$254,700	$266,500	$287,800	$235,600	$313,100
Comparable Estimate	$271,500 ($122.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-49	114.13-2-61	114.13-2-26	113.20-4-3	114.13-2-55	114.13-2-46
Owner	Tracy Kristopher P	Spencer, Joelle D	Miller, Eric W	Umphreyville, Jilian	Darstein, Patricia	Tomasello, Susan L
Address	68 Elmleaf Dr	20 Elmleaf Dr	20 Rushford Ln	37 Groell Ave	44 Elmleaf Dr	80 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 120	67 x 120	65 x 120	70 x 115	70 x 120	60 x 120
Building Style	04 Cape cod	04 Cape cod	01 Ranch	04 Cape cod	05 Colonial	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	2003 / 0	2001 / 0	1998 / 0	1953 / 0	2002 / 0	2003 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 105	C Average 100	C Average 110	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 No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.7	1.5	1.0	1.5	2.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	2 / 1	2 / 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	905	1076	1426	800	878	1004
2nd Sty Area	0	0	0	0	662	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 500	0 0
SFLA	1355	1619	1426	1184	1540	1004
Att/Det Gar Sqft		504	400	400	378	414
Prior Land	$20,200					
Prior Total	$146,080					
Comp Land Estimate	$24,300	$27,600	$27,000	$27,900	$28,500	$25,500
Sale Date		7/16/2018	11/5/2020	5/1/2019	9/13/2019	8/9/2019
Sale Price		$210,000	$207,500	$160,000	$245,000	$170,000
Time Adj Sale Price		$228,300	$207,500	$165,900	$250,800	$174,600
TADJSP/SQFT		$141.01	$145.51	$140.12	$162.86	$173.90
Total Adj Factors	$109,500	$158,500	$122,300	$102,200	$153,700	$101,500
Adjusted Sale Price		$179,300	$194,700	$173,200	$206,600	$182,600
Comparable Estimate	$187,300 ($138.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-48	114.13-2-55	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22
Owner	Szyjka David J	Darstein, Patricia	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J
Address	72 Elmleaf Dr	44 Elmleaf Dr	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 120	70 x 120	59 x 116	85 x 120	60 x 120	66 x 119
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	2002 / 0	2002 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	882	878	813	954	632	874
2nd Sty Area	666	662	740	666	888	641
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 250	0 0	0 0	0 0
SFLA	1548	1540	1553	1620	1520	1515
Att/Det Gar Sqft	378	378	420	441	400	440
Prior Land	$19,600					
Prior Total	$170,000					
Comp Land Estimate	$23,400	$28,500	$24,800	$31,800	$25,500	$27,200
Sale Date		9/13/2019	12/30/2019	3/5/2018	5/20/2020	9/5/2018
Sale Price		$245,000	$205,000	$180,000	$207,000	$206,500
Time Adj Sale Price		$250,800	$207,700	$200,100	$207,700	$222,000
TADJSP/SQFT		$162.86	$133.74	$123.52	$136.64	$146.53
Total Adj Factors	$129,500	$153,700	$116,700	$132,500	$114,900	$115,000
Adjusted Sale Price		$226,600	$220,500	$197,100	$222,300	$236,500
Comparable Estimate	$220,600 ($142.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-47	114.13-2-26	114.13-2-46	114.13-2-18	114.17-3-24	113.20-5-2
Owner	Paa, Kenneth	Miller, Eric W	Tomasello, Susan L	Joy, Geoffrey	Morrissey, Terrence	Szymanski, Brian
Address	76 Elmleaf Dr	20 Rushford Ln	80 Elmleaf Dr	232 Losson Rd	173 Hillpine Rd	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	53 x 130	65 x 120	60 x 120	62 x 120	60 x 121	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2002 / 0	1998 / 0	2003 / 0	1990 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 105	C Average 110	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	3	1
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1352	1426	1004	1235	1255	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1352	1426	1004	1235	1255	1302
Att/Det Gar Sqft	414	400	414	441	441	399
Prior Land	$20,400					
Prior Total	$155,000					
Comp Land Estimate	$24,300	$27,000	$25,500	$26,100	$25,600	$29,400
Sale Date		11/5/2020	8/9/2019	3/2/2018	2/11/2020	5/24/2019
Sale Price		$207,500	$170,000	$162,000	$153,000	$131,500
Time Adj Sale Price		$207,500	$174,600	$180,100	$154,300	$136,400
TADJSP/SQFT		$145.51	$173.90	$145.83	$122.95	$104.76
Total Adj Factors	$133,300	$122,300	$101,500	$104,800	$95,600	$88,100
Adjusted Sale Price		$218,500	$206,400	$208,600	$192,000	$181,600
Comparable Estimate	$201,400 ($148.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-46	114.13-2-46	114.13-2-18	114.17-3-8	114.13-2-26	113.20-5-36
Owner	Tomasello, Susan L	Tomasello, Susan L	Joy, Geoffrey	Krempa, Jonathan J	Miller, Eric W	Kaska, Julie
Address	80 Elmleaf Dr	80 Elmleaf Dr	232 Losson Rd	109 Hillpine Rd	20 Rushford Ln	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	62 x 120	60 x 145	65 x 120	131 x 115
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	2003 / 0	2003 / 0	1990 / 0	1989 / 0	1998 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	1004	1235	1072	1426	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1004	1004	1235	1072	1426	1220
Att/Det Gar Sqft	414	414	441	418	400	440
Prior Land	$21,000					
Prior Total	$126,900					
Comp Land Estimate	$25,500	$25,500	$26,100	$27,900	$27,000	$38,400
Sale Date		8/9/2019	3/2/2018	7/6/2018	11/5/2020	9/11/2018
Sale Price		$170,000	$162,000	$180,000	$207,500	$182,000
Time Adj Sale Price		$174,600	$180,100	$195,700	$207,500	$195,600
TADJSP/SQFT		$173.90	$145.83	$182.56	$145.51	$160.33
Total Adj Factors	$101,500	$101,500	$104,800	$116,300	$122,300	$119,600
Adjusted Sale Price		$174,600	$176,800	$180,900	$186,700	$177,500
Comparable Estimate	$179,300 ($178.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-45	114.13-2-55	114.17-3-7	114.18-3-25	114.17-2-24	114.17-6-11
Owner	Whitney Kurt M	Darstein, Patricia	Seiser, Gregory	Waag, Brian	Benning, Natasha	Kleinfelder, Michael R
Address	84 Elmleaf Dr	44 Elmleaf Dr	105 Hillpine Rd	233 Towers Blvd	77 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	70 x 120	60 x 145	70 x 130	63 x 145	60 x 120
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	2002 / 0	2002 / 0	1988 / 0	1990 / 0	1987 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 5	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	662	878	796	676	848	632
2nd Sty Area	662	662	585	725	617	888
Fin Bsmt/Fin Rec Rm	0 0	0 500	0 0	0 275	0 0	0 0
SFLA	1324	1540	1381	1401	1465	1520
Att/Det Gar Sqft	378	378	440	480	440	400
Prior Land	$22,100					
Prior Total	$171,000					
Comp Land Estimate	$27,600	$28,500	$27,900	$29,600	$28,900	$25,500
Sale Date		9/13/2019	10/2/2020	8/25/2020	4/25/2018	5/20/2020
Sale Price		$245,000	$223,000	$189,000	$210,000	$207,000
Time Adj Sale Price		$250,800	$223,000	$189,000	$232,200	$207,700
TADJSP/SQFT		$162.86	$161.48	$134.90	$158.50	$136.64
Total Adj Factors	$126,100	$153,700	$107,300	$109,700	$115,100	$114,900
Adjusted Sale Price		$223,200	$241,800	$205,400	$243,200	$218,900
Comparable Estimate	$226,500 ($171.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-71	114.18-8-23	114.18-8-64	114.18-8-51	114.18-8-31	114.18-5-21
Owner	Guerin, James F	Moynihan, Kevin D	Vu, Cha T	Pendharkar, Nitin R	Maciejewski, Shaun Mic	Dudley, Felicia E
Address	3 Garnet Dr	193 Whitney Pl	4 Garnet Dr	201 Whitney Pl	172 Whitney Pl	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	89 x 147	83 x 131	80 x 148	81 x 134	80 x 147	60 x 141
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	2010 / 0	2003 / 0	2010 / 0	2019 / 0	2003 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	3	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1646	1386	1703	909	1041	1175
2nd Sty Area	586	880	717	1369	996	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2232	2266	2420	2278	2037	2178
Att/Det Gar Sqft	672	516	456	488	440	420
Prior Land	$27,800					
Prior Total	$243,024					
Comp Land Estimate	$36,000	$32,800	$34,100	$32,900	$34,000	$27,600
Sale Date		1/28/2020	7/25/2019	6/10/2020	1/10/2019	9/25/2018
Sale Price		$275,000	$325,000	$309,900	$270,000	$250,000
Time Adj Sale Price		$277,800	$334,800	$310,400	$283,600	$268,700
TADJSP/SQFT		$122.59	$138.35	$136.26	$139.22	$123.37
Total Adj Factors	$198,600	$196,200	$206,600	$201,200	$180,700	$164,100
Adjusted Sale Price		$280,200	$326,800	$307,800	$301,500	$303,200
Comparable Estimate	$303,900 ($136.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-64	114.18-8-64	114.18-8-23	114.18-8-51	114.18-8-31	114.17-5-4
Owner	Vu, Cha T	Vu, Cha T	Moynihan, Kevin D	Pendharkar, Nitin R	Maciejewski, Shaun Mic	Jacobs, Aronezz
Address	4 Garnet Dr	4 Garnet Dr	193 Whitney Pl	201 Whitney Pl	172 Whitney Pl	18 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 148	83 x 131	81 x 134	80 x 147	62 x 124
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	2010 / 0	2010 / 0	2003 / 0	2019 / 0	2003 / 0	1986 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 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	1703	1703	1386	909	1041	1234
2nd Sty Area	717	717	880	1369	996	1140
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2420	2420	2266	2278	2037	2374
Att/Det Gar Sqft	456	456	516	488	440	264
Prior Land	$26,500					
Prior Total	$269,750					
Comp Land Estimate	$34,100	$34,100	$32,800	$32,900	$34,000	$26,500
Sale Date		7/25/2019	1/28/2020	6/10/2020	1/10/2019	8/27/2020
Sale Price		$325,000	$275,000	$309,900	$270,000	$273,000
Time Adj Sale Price		$334,800	$277,800	$310,400	$283,600	$273,000
TADJSP/SQFT		$138.35	$122.59	$136.26	$139.22	$115.00
Total Adj Factors	$206,600	$206,600	$196,200	$201,200	$180,700	$170,300
Adjusted Sale Price		$334,800	$288,200	$315,800	$309,500	$309,300
Comparable Estimate	$311,500 ($128.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-70	114.18-8-51	114.18-8-23	114.18-8-64	114.18-8-31	114.18-5-21
Owner	Chirag, Amin K	Pendharkar, Nitin R	Moynihan, Kevin D	Vu, Cha T	Maciejewski, Shaun Mic	Dudley, Felicia E
Address	7 Garnet Dr	201 Whitney Pl	193 Whitney Pl	4 Garnet Dr	172 Whitney Pl	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	81 x 134	83 x 131	80 x 148	80 x 147	60 x 141
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	2015 / 0	2019 / 0	2003 / 0	2010 / 0	2003 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1146	909	1386	1703	1041	1175
2nd Sty Area	1058	1369	880	717	996	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2204	2278	2266	2420	2037	2178
Att/Det Gar Sqft	440	488	516	456	440	420
Prior Land	$27,000					
Prior Total	$241,115					
Comp Land Estimate	$34,100	$32,900	$32,800	$34,100	$34,000	$27,600
Sale Date		6/10/2020	1/28/2020	7/25/2019	1/10/2019	9/25/2018
Sale Price		$309,900	$275,000	$325,000	$270,000	$250,000
Time Adj Sale Price		$310,400	$277,800	$334,800	$283,600	$268,700
TADJSP/SQFT		$136.26	$122.59	$138.35	$139.22	$123.37
Total Adj Factors	$196,300	$201,200	$196,200	$206,600	$180,700	$164,100
Adjusted Sale Price		$305,500	$277,900	$324,500	$299,200	$300,900
Comparable Estimate	$301,600 ($136.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-65	114.18-8-51	114.18-8-23	114.18-8-64	114.18-8-31	114.18-6-10
Owner	McDade, Keith T	Pendharkar, Nitin R	Moynihan, Kevin D	Vu, Cha T	Maciejewski, Shaun Mic	Park, Gyunbeom
Address	8 Garnet Dr	201 Whitney Pl	193 Whitney Pl	4 Garnet Dr	172 Whitney Pl	105 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 148	81 x 134	83 x 131	80 x 148	80 x 147	46 x 152
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	2018 / 0	2019 / 0	2003 / 0	2010 / 0	2003 / 0	1991 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1095	909	1386	1703	1041	1098
2nd Sty Area	1068	1369	880	717	996	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2163	2278	2266	2420	2037	2154
Att/Det Gar Sqft	460	488	516	456	440	440
Prior Land	$31,500					
Prior Total	$242,028					
Comp Land Estimate	$35,100	$32,900	$32,800	$34,100	$34,000	$23,100
Sale Date		6/10/2020	1/28/2020	7/25/2019	1/10/2019	7/31/2019
Sale Price		$309,900	$275,000	$325,000	$270,000	$270,000
Time Adj Sale Price		$310,400	$277,800	$334,800	$283,600	$278,200
TADJSP/SQFT		$136.26	$122.59	$138.35	$139.22	$129.16
Total Adj Factors	$192,000	$201,200	$196,200	$206,600	$180,700	$159,400
Adjusted Sale Price		$301,200	$273,600	$320,200	$294,900	$310,800
Comparable Estimate	$300,100 ($138.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-69	114.18-8-31	114.18-8-51	114.18-8-23	114.18-4-9	114.18-4-27
Owner	Snyder, Renee M	Maciejewski, Shaun Mic	Pendharkar, Nitin R	Moynihan, Kevin D	Rogalski, Carol	Martin, Janet
Address	11 Garnet Dr	172 Whitney Pl	201 Whitney Pl	193 Whitney Pl	76 Whitney Pl	47 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	80 x 147	81 x 134	83 x 131	65 x 138	65 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	2018 / 0	2003 / 0	2019 / 0	2003 / 0	1991 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 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	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1012	1041	909	1386	1098	1173
2nd Sty Area	854	996	1369	880	808	827
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0	0 250
SFLA	1866	2037	2278	2266	1906	2000
Att/Det Gar Sqft	480	440	488	516	484	483
Prior Land	$31,500					
Prior Total	$216,464					
Comp Land Estimate	$34,100	$34,000	$32,900	$32,800	$28,900	$28,100
Sale Date		1/10/2019	6/10/2020	1/28/2020	8/2/2018	10/8/2020
Sale Price		$270,000	$309,900	$275,000	$245,000	$325,000
Time Adj Sale Price		$283,600	$310,400	$277,800	$264,900	$325,000
TADJSP/SQFT		$139.22	$136.26	$122.59	$138.98	$162.50
Total Adj Factors	$172,900	$180,700	$201,200	$196,200	$143,300	$184,500
Adjusted Sale Price		$275,800	$282,100	$254,500	$294,500	$313,400
Comparable Estimate	$284,100 ($152.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-66	114.18-8-64	114.18-8-51	114.18-8-23	114.19-2-29	114.18-8-31
Owner	Dean, Patricia M	Vu, Cha T	Pendharkar, Nitin R	Moynihan, Kevin D	Singvongsay, Laymone	Maciejewski, Shaun Mic
Address	12 Garnet Dr	4 Garnet Dr	201 Whitney Pl	193 Whitney Pl	324 Barbados Dr	172 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 148	81 x 134	83 x 131	93 x 118	80 x 147
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	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	2019 / 0	2010 / 0	2019 / 0	2003 / 0	1987 / 0	2003 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	4	3	6	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	3 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1703	909	1386	1132	1041
2nd Sty Area	1472	717	1369	880	1484	996
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2712	2420	2278	2266	2616	2037
Att/Det Gar Sqft	440	456	488	516	528	440
Prior Land	$34,100					
Prior Total	$270,000					
Comp Land Estimate	$34,100	$34,100	$32,900	$32,800	$33,000	$34,000
Sale Date		7/25/2019	6/10/2020	1/28/2020	6/5/2020	1/10/2019
Sale Price		$325,000	$309,900	$275,000	$265,100	$270,000
Time Adj Sale Price		$334,800	$310,400	$277,800	$265,500	$283,600
TADJSP/SQFT		$138.35	$136.26	$122.59	$101.49	$139.22
Total Adj Factors	$231,300	$206,600	$201,200	$196,200	$184,600	$180,700
Adjusted Sale Price		$359,500	$340,500	$312,900	$312,200	$334,200
Comparable Estimate	$331,900 ($122.38/SFLA)					

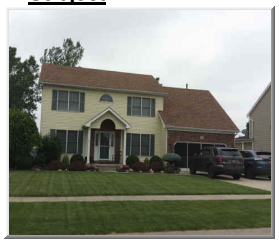
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-68	114.18-8-51	114.18-8-31	114.18-4-9	114.18-4-28	114.18-2-4
Owner	DeFields, David J Jr	Pendharkar, Nitin R	Maciejewski, Shaun Mic	Rogalski, Carol	Begay, Stephen G	Raczka, Jason Robert
Address	15 Garnet Dr	201 Whitney Pl	172 Whitney Pl	76 Whitney Pl	51 Parktrail Ln	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	81 x 134	80 x 147	65 x 138	67 x 130	83 x 197
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	2019 / 0	2019 / 0	2003 / 0	1991 / 0	1989 / 0	1990 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	868	909	1041	1098	1078	1197
2nd Sty Area	1071	1369	996	808	812	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1939	2278	2037	1906	1890	2023
Att/Det Gar Sqft	451	488	440	484	380	483
Prior Land	$34,000					
Prior Total	$253,150					
Comp Land Estimate	$34,000	$32,900	$34,000	$28,900	$28,700	$38,200
Sale Date		6/10/2020	1/10/2019	8/2/2018	5/25/2018	12/10/2019
Sale Price		$309,900	$270,000	$245,000	$218,900	$225,000
Time Adj Sale Price		$310,400	$283,600	$264,900	$240,700	$228,000
TADJSP/SQFT		$136.26	$139.22	$138.98	$127.35	$112.70
Total Adj Factors	$165,600	$201,200	$180,700	$143,300	$141,800	$150,100
Adjusted Sale Price		$274,800	$268,500	$287,200	$264,500	$243,500
Comparable Estimate	$267,700 ($138.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-67	114.18-2-6	114.18-8-46	114.18-8-20	114.13-2-26	114.17-8-14
Owner	Vosseler, Philip D	Szerbiak, Eugene C	Janulewicz, Mark G	Anx, Quintessence	Miller, Eric W	Eddy, Robert T
Address	16 Garnet Dr	272 Towers Blvd	27 Topaz Dr	181 Whitney Pl	20 Rushford Ln	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 148	68 x 144	80 x 145	87 x 126	65 x 120	62 x 130
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	2010 / 0	1991 / 0	2008 / 0	1995 / 0	1998 / 0	1985 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	B Good 110	C Average 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	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	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1882	1805	1759	1645	1426	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 650	0 0	0 0
SFLA	1882	1805	1759	1645	1426	1596
Att/Det Gar Sqft	460	400	440	462	400	462
Prior Land	$27,200					
Prior Total	$188,908					
Comp Land Estimate	$35,100	$30,500	$33,800	$32,900	$27,000	$27,100
Sale Date		8/27/2020	7/16/2018	8/24/2020	11/5/2020	10/2/2018
Sale Price		$257,900	$297,000	$273,725	$207,500	$192,000
Time Adj Sale Price		$257,900	$322,900	$273,700	$207,500	$205,200
TADJSP/SQFT		$142.88	$183.57	$166.38	$145.51	$128.57
Total Adj Factors	$159,400	$157,800	$226,700	$176,900	$122,300	$148,700
Adjusted Sale Price		$259,500	$255,600	$256,200	$244,600	$215,900
Comparable Estimate	$246,400 ($130.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-40	114.18-8-31	114.18-8-23	114.18-4-27	114.18-4-9	114.18-2-4
Owner	Zukowski, Brad M	Maciejewski, Shaun Mic	Moynihan, Kevin D	Martin, Janet	Rogalski, Carol	Raczka, Jason Robert
Address	19 Garnet Dr	172 Whitney Pl	193 Whitney Pl	47 Parktrail Ln	76 Whitney Pl	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	80 x 147	83 x 131	65 x 130	65 x 138	83 x 197
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	2005 / 0	2003 / 0	2003 / 0	1990 / 0	1991 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1030	1041	1386	1173	1098	1197
2nd Sty Area	929	996	880	827	808	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	1959	2037	2266	2000	1906	2023
Att/Det Gar Sqft	505	440	516	483	484	483
Prior Land	$26,400					
Prior Total	$223,270					
Comp Land Estimate	$34,000	$34,000	$32,800	$28,100	$28,900	$38,200
Sale Date		1/10/2019	1/28/2020	10/8/2020	8/2/2018	12/10/2019
Sale Price		$270,000	$275,000	$325,000	$245,000	$225,000
Time Adj Sale Price		$283,600	$277,800	$325,000	$264,900	$228,000
TADJSP/SQFT		$139.22	$122.59	$162.50	$138.98	$112.70
Total Adj Factors	$176,400	$180,700	$196,200	$184,500	$143,300	$150,100
Adjusted Sale Price		$279,300	$258,000	$316,900	$298,000	$254,300
Comparable Estimate	$281,300 ($143.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-1	114.18-8-23	114.18-8-64	114.18-8-51	114.18-8-31	114.18-5-21
Owner	Elgersma, Chadwin C	Moynihan, Kevin D	Vu, Cha T	Pendharkar, Nitin R	Maciejewski, Shaun Mic	Dudley, Felicia E
Address	20 Garnet Dr	193 Whitney Pl	4 Garnet Dr	201 Whitney Pl	172 Whitney Pl	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	83 x 131	80 x 148	81 x 134	80 x 147	60 x 141
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	2005 / 0	2003 / 0	2010 / 0	2019 / 0	2003 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1150	1386	1703	909	1041	1175
2nd Sty Area	1150	880	717	1369	996	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2300	2266	2420	2278	2037	2178
Att/Det Gar Sqft	534	516	456	488	440	420
Prior Land	$26,500					
Prior Total	$245,000					
Comp Land Estimate	$34,100	$32,800	$34,100	$32,900	$34,000	$27,600
Sale Date		1/28/2020	7/25/2019	6/10/2020	1/10/2019	9/25/2018
Sale Price		$275,000	$325,000	$309,900	$270,000	$250,000
Time Adj Sale Price		$277,800	$334,800	$310,400	$283,600	$268,700
TADJSP/SQFT		$122.59	$138.35	$136.26	$139.22	$123.37
Total Adj Factors	$199,700	$196,200	$206,600	$201,200	$180,700	$164,100
Adjusted Sale Price		$281,300	$327,900	$308,900	$302,600	$304,300
Comparable Estimate	$305,000 ($132.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-39	114.18-8-31	114.18-4-27	114.18-8-23	114.18-2-4	114.18-6-10
Owner	Poules Brian	Maciejewski, Shaun Mic	Martin, Janet	Moynihan, Kevin D	Raczka, Jason Robert	Park, Gyunbeom
Address	23 Garnet Dr	172 Whitney Pl	47 Parktrail Ln	193 Whitney Pl	280 Towers Blvd	105 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	80 x 147	65 x 130	83 x 131	83 x 197	46 x 152
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	1999 / 0	2003 / 0	1990 / 0	2003 / 0	1990 / 0	1991 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1027	1041	1173	1386	1197	1098
2nd Sty Area	1030	996	827	880	826	1056
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	2057	2037	2000	2266	2023	2154
Att/Det Gar Sqft	528	440	483	516	483	440
Prior Land	$26,400					
Prior Total	$215,000					
Comp Land Estimate	$34,000	$34,000	$28,100	$32,800	$38,200	$23,100
Sale Date		1/10/2019	10/8/2020	1/28/2020	12/10/2019	7/31/2019
Sale Price		$270,000	$325,000	$275,000	$225,000	$270,000
Time Adj Sale Price		$283,600	$325,000	$277,800	$228,000	$278,200
TADJSP/SQFT		$139.22	$162.50	$122.59	$112.70	$129.16
Total Adj Factors	$179,200	$180,700	$184,500	$196,200	$150,100	$159,400
Adjusted Sale Price		$282,100	$319,700	$260,800	$257,100	$298,000
Comparable Estimate	$283,500 ($137.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-2	114.18-8-23	114.18-8-64	114.18-8-31	114.18-8-51	114.18-5-21
Owner	Stroud Joseph	Moynihan, Kevin D	Vu, Cha T	Maciejewski, Shaun Mic	Pendharkar, Nitin R	Dudley, Felicia E
Address	24 Garnet Dr	193 Whitney Pl	4 Garnet Dr	172 Whitney Pl	201 Whitney Pl	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	83 x 131	80 x 148	80 x 147	81 x 134	60 x 141
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	2002 / 0	2003 / 0	2010 / 0	2003 / 0	2019 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	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	3	4	3	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1206	1386	1703	1041	909	1175
2nd Sty Area	1110	880	717	996	1369	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2316	2266	2420	2037	2278	2178
Att/Det Gar Sqft	440	516	456	440	488	420
Prior Land	$26,400					
Prior Total	$225,000					
Comp Land Estimate	$34,000	$32,800	$34,100	$34,000	$32,900	$27,600
Sale Date		1/28/2020	7/25/2019	1/10/2019	6/10/2020	9/25/2018
Sale Price		$275,000	$325,000	$270,000	$309,900	$250,000
Time Adj Sale Price		$277,800	$334,800	$283,600	$310,400	$268,700
TADJSP/SQFT		$122.59	$138.35	$139.22	$136.26	$123.37
Total Adj Factors	$199,300	$196,200	$206,600	$180,700	$201,200	$164,100
Adjusted Sale Price		$280,900	$327,500	$302,200	$308,500	$303,900
Comparable Estimate	$304,600 ($131.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-38	114.18-8-31	114.18-4-27	114.18-8-23	114.18-4-9	114.18-2-4
Owner	Grzebinski Kenneth M	Maciejewski, Shaun Mic	Martin, Janet	Moynihan, Kevin D	Rogalski, Carol	Raczka, Jason Robert
Address	27 Garnet Dr	172 Whitney Pl	47 Parktrail Ln	193 Whitney Pl	76 Whitney Pl	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	80 x 147	65 x 130	83 x 131	65 x 138	83 x 197
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	2003 / 0	2003 / 0	1990 / 0	2003 / 0	1991 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	2 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1076	1041	1173	1386	1098	1197
2nd Sty Area	884	996	827	880	808	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1960	2037	2000	2266	1906	2023
Att/Det Gar Sqft	400	440	483	516	484	483
Prior Land	$26,400					
Prior Total	$217,000					
Comp Land Estimate	$34,000	$34,000	$28,100	$32,800	$28,900	$38,200
Sale Date		1/10/2019	10/8/2020	1/28/2020	8/2/2018	12/10/2019
Sale Price		$270,000	$325,000	$275,000	$245,000	$225,000
Time Adj Sale Price		$283,600	$325,000	$277,800	$264,900	$228,000
TADJSP/SQFT		$139.22	$162.50	$122.59	$138.98	$112.70
Total Adj Factors	$174,900	$180,700	$184,500	$196,200	$143,300	$150,100
Adjusted Sale Price		$277,800	$315,400	$256,500	$296,500	$252,800
Comparable Estimate	$279,800 ($142.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-3	114.18-8-31	114.18-4-29	114.18-4-9	114.18-4-27	114.18-4-28
Owner	Patterson, James T	Maciejewski, Shaun Mic	White, Donald II	Rogalski, Carol	Martin, Janet	Begay, Stephen G
Address	28 Garnet Dr	172 Whitney Pl	55 Parktrail Ln	76 Whitney Pl	47 Parktrail Ln	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 147	77 x 131	65 x 138	65 x 130	67 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	2002 / 0	2003 / 0	1990 / 0	1991 / 0	1990 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1041	1016	1098	1173	1078
2nd Sty Area	762	996	784	808	827	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 250	0 0
SFLA	1818	2037	1800	1906	2000	1890
Att/Det Gar Sqft	442	440	460	484	483	380
Prior Land	$26,500					
Prior Total	$200,000					
Comp Land Estimate	$34,100	$34,000	$31,700	$28,900	$28,100	$28,700
Sale Date		1/10/2019	12/2/2019	8/2/2018	10/8/2020	5/25/2018
Sale Price		$270,000	$210,000	$245,000	$325,000	$218,900
Time Adj Sale Price		$283,600	$212,800	$264,900	$325,000	$240,700
TADJSP/SQFT		$139.22	$118.22	$138.98	$162.50	$127.35
Total Adj Factors	$154,500	$180,700	$120,300	$143,300	$184,500	$141,800
Adjusted Sale Price		$257,400	$247,000	$276,100	$295,000	$253,400
Comparable Estimate	$265,800 ($146.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-37	114.13-2-61	114.18-2-6	114.18-4-29	114.18-4-9	114.18-4-28
Owner	Woloszyn, Maria	Spencer, Joelle D	Szerbiak, Eugene C	White, Donald II	Rogalski, Carol	Begay, Stephen G
Address	31 Garnet Dr	20 Elmleaf Dr	272 Towers Blvd	55 Parktrail Ln	76 Whitney Pl	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	67 x 120	68 x 144	77 x 131	65 x 138	67 x 130
Building Style	04 Cape cod	04 Cape cod	01 Ranch	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	1998 / 0	2001 / 0	1991 / 0	1990 / 0	1991 / 0	1989 / 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	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / Y	0 / N	0 / N	1 / Y
Stories	1.5	1.5	1.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 0	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1281	1076	1805	1016	1098	1078
2nd Sty Area	0	0	0	784	808	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 600	0 0	0 0
SFLA	1821	1619	1805	1800	1906	1890
Att/Det Gar Sqft	484	504	400	460	484	380
Prior Land	$26,400					
Prior Total	$180,359					
Comp Land Estimate	$34,000	$27,600	$30,500	$31,700	$28,900	$28,700
Sale Date		7/16/2018	8/27/2020	12/2/2019	8/2/2018	5/25/2018
Sale Price		$210,000	$257,900	$210,000	$245,000	$218,900
Time Adj Sale Price		$228,300	$257,900	$212,800	$264,900	$240,700
TADJSP/SQFT		$141.01	$142.88	$118.22	$138.98	$127.35
Total Adj Factors	$137,500	$158,500	$157,800	$120,300	$143,300	$141,800
Adjusted Sale Price		$207,300	$237,600	$230,000	$259,100	$236,400
Comparable Estimate	$234,100 ($128.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-4	114.18-8-31	114.18-4-29	114.18-4-9	114.18-4-27	114.18-4-28
Owner	Szabo-Jones, Heather A	Maciejewski, Shaun Mic	White, Donald II	Rogalski, Carol	Martin, Janet	Begay, Stephen G
Address	32 Garnet Dr	172 Whitney Pl	55 Parktrail Ln	76 Whitney Pl	47 Parktrail Ln	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 147	77 x 131	65 x 138	65 x 130	67 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	2001 / 0	2003 / 0	1990 / 0	1991 / 0	1990 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	925	1041	1016	1098	1173	1078
2nd Sty Area	874	996	784	808	827	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 250	0 0
SFLA	1799	2037	1800	1906	2000	1890
Att/Det Gar Sqft	484	440	460	484	483	380
Prior Land	$26,500					
Prior Total	$200,000					
Comp Land Estimate	$34,100	$34,000	$31,700	$28,900	$28,100	$28,700
Sale Date		1/10/2019	12/2/2019	8/2/2018	10/8/2020	5/25/2018
Sale Price		$270,000	$210,000	$245,000	$325,000	$218,900
Time Adj Sale Price		$283,600	$212,800	$264,900	$325,000	$240,700
TADJSP/SQFT		$139.22	$118.22	$138.98	$162.50	$127.35
Total Adj Factors	$157,600	$180,700	$120,300	$143,300	$184,500	$141,800
Adjusted Sale Price		$260,500	$250,100	$279,200	$298,100	$256,500
Comparable Estimate	$268,900 ($149.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-36	114.18-2-4	114.18-6-10	114.18-8-31	114.18-5-21	114.18-4-9
Owner	Suchan Stephen	Raczka, Jason Robert	Park, Gyunbeom	Maciejewski, Shaun Mic	Dudley, Felicia E	Rogalski, Carol
Address	35 Garnet Dr	280 Towers Blvd	105 Whitney Pl	172 Whitney Pl	37 Whitney Pl	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	83 x 197	46 x 152	80 x 147	60 x 141	65 x 138
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	1995 / 0	1990 / 0	1991 / 0	2003 / 0	1990 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1186	1197	1098	1041	1175	1098
2nd Sty Area	880	826	1056	996	1003	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	2066	2023	2154	2037	2178	1906
Att/Det Gar Sqft	483	483	440	440	420	484
Prior Land	$26,400					
Prior Total	$200,000					
Comp Land Estimate	$34,000	$38,200	$23,100	$34,000	$27,600	$28,900
Sale Date		12/10/2019	7/31/2019	1/10/2019	9/25/2018	8/2/2018
Sale Price		$225,000	$270,000	$270,000	$250,000	$245,000
Time Adj Sale Price		$228,000	$278,200	$283,600	$268,700	$264,900
TADJSP/SQFT		$112.70	$129.16	$139.22	$123.37	$138.98
Total Adj Factors	$154,400	$150,100	$159,400	$180,700	$164,100	$143,300
Adjusted Sale Price		$232,300	$273,200	$257,300	$259,000	$276,000
Comparable Estimate	$259,600 ($125.65/SFLA)					

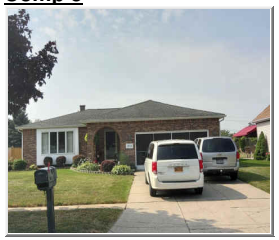
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-5	114.18-8-23	114.18-8-31	114.18-8-51	114.18-8-64	114.18-5-21
Owner	Pawlak, John	Moynihan, Kevin D	Maciejewski, Shaun Mic	Pendharkar, Nitin R	Vu, Cha T	Dudley, Felicia E
Address	36 Garnet Dr	193 Whitney Pl	172 Whitney Pl	201 Whitney Pl	4 Garnet Dr	37 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	83 x 131	80 x 147	81 x 134	80 x 148	60 x 141
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	2003 / 0	2003 / 0	2003 / 0	2019 / 0	2010 / 0	1990 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	1386	1041	909	1703	1175
2nd Sty Area	1213	880	996	1369	717	1003
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	2233	2266	2037	2278	2420	2178
Att/Det Gar Sqft	484	516	440	488	456	420
Prior Land	$26,500					
Prior Total	$236,000					
Comp Land Estimate	$34,100	$32,800	$34,000	$32,900	$34,100	$27,600
Sale Date		1/28/2020	1/10/2019	6/10/2020	7/25/2019	9/25/2018
Sale Price		$275,000	$270,000	$309,900	$325,000	$250,000
Time Adj Sale Price		$277,800	$283,600	$310,400	$334,800	$268,700
TADJSP/SQFT		$122.59	$139.22	$136.26	$138.35	$123.37
Total Adj Factors	$194,500	$196,200	$180,700	$201,200	$206,600	$164,100
Adjusted Sale Price		$276,100	$297,400	$303,700	$322,700	$299,100
Comparable Estimate	$299,800 ($134.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-35	114.18-2-6	114.18-8-46	114.18-8-20	114.13-2-26	114.17-8-14
Owner	Gainey James A	Szerbiak, Eugene C	Janulewicz, Mark G	Anx, Quintessence	Miller, Eric W	Eddy, Robert T
Address	39 Garnet Dr	272 Towers Blvd	27 Topaz Dr	181 Whitney Pl	20 Rushford Ln	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	68 x 144	80 x 145	87 x 126	65 x 120	62 x 130
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	2005 / 0	1991 / 0	2008 / 0	1995 / 0	1998 / 0	1985 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	B Good 110	C Average 110	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	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	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1877	1805	1759	1645	1426	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 650	0 0	0 0
SFLA	1877	1805	1759	1645	1426	1596
Att/Det Gar Sqft	480	400	440	462	400	462
Prior Land	$26,400					
Prior Total	$199,200					
Comp Land Estimate	$34,000	$30,500	$33,800	$32,900	$27,000	$27,100
Sale Date		8/27/2020	7/16/2018	8/24/2020	11/5/2020	10/2/2018
Sale Price		$257,900	$297,000	$273,725	$207,500	$192,000
Time Adj Sale Price		$257,900	$322,900	$273,700	$207,500	$205,200
TADJSP/SQFT		$142.88	$183.57	$166.38	$145.51	$128.57
Total Adj Factors	$162,900	$157,800	$226,700	$176,900	$122,300	$148,700
Adjusted Sale Price		$263,000	$259,100	$259,700	$248,100	$219,400
Comparable Estimate	$249,900 ($133.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-6	114.18-8-31	114.18-2-4	114.18-4-9	114.18-4-28	114.18-4-27
Owner	Sass, Thomas	Maciejewski, Shaun Mic	Raczka, Jason Robert	Rogalski, Carol	Begay, Stephen G	Martin, Janet
Address	40 Garnet Dr	172 Whitney Pl	280 Towers Blvd	76 Whitney Pl	51 Parktrail Ln	47 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 147	83 x 197	65 x 138	67 x 130	65 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	2002 / 0	2003 / 0	1990 / 0	1991 / 0	1989 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 650	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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1033	1041	1197	1098	1078	1173
2nd Sty Area	949	996	826	808	812	827
Fin Bsmt/Fin Rec Rm	650 0	0 0	0 0	0 0	0 0	0 250
SFLA	1982	2037	2023	1906	1890	2000
Att/Det Gar Sqft	442	440	483	484	380	483
Prior Land	$26,500					
Prior Total	$207,417					
Comp Land Estimate	$34,100	$34,000	$38,200	$28,900	$28,700	$28,100
Sale Date		1/10/2019	12/10/2019	8/2/2018	5/25/2018	10/8/2020
Sale Price		$270,000	$225,000	$245,000	$218,900	$325,000
Time Adj Sale Price		$283,600	$228,000	$264,900	$240,700	$325,000
TADJSP/SQFT		$139.22	$112.70	$138.98	$127.35	$162.50
Total Adj Factors	$157,300	$180,700	$150,100	$143,300	$141,800	$184,500
Adjusted Sale Price		$260,200	$235,200	$278,900	$256,200	$297,800
Comparable Estimate	$265,700 ($134.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-34	114.13-2-61	114.18-4-9	114.18-2-4	114.18-4-28	114.18-4-27
Owner	Bonsack, James L	Spencer, Joelle D	Rogalski, Carol	Raczka, Jason Robert	Begay, Stephen G	Martin, Janet
Address	43 Garnet Dr	20 Elmleaf Dr	76 Whitney Pl	280 Towers Blvd	51 Parktrail Ln	47 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	67 x 120	65 x 138	83 x 197	67 x 130	65 x 130
Building Style	04 Cape cod	04 Cape cod	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	1995 / 0	2001 / 0	1991 / 0	1990 / 0	1989 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / Y	1 / N
Stories	1.5	1.5	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1430	1076	1098	1197	1078	1173
2nd Sty Area	0	0	808	826	812	827
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1976	1619	1906	2023	1890	2000
Att/Det Gar Sqft	484	504	484	483	380	483
Prior Land	$26,400					
Prior Total	$186,169					
Comp Land Estimate	$34,000	$27,600	$28,900	$38,200	$28,700	$28,100
Sale Date		7/16/2018	8/2/2018	12/10/2019	5/25/2018	10/8/2020
Sale Price		$210,000	$245,000	$225,000	$218,900	$325,000
Time Adj Sale Price		$228,300	$264,900	$228,000	$240,700	$325,000
TADJSP/SQFT		$141.01	$138.98	$112.70	$127.35	$162.50
Total Adj Factors	$143,100	$158,500	$143,300	$150,100	$141,800	$184,500
Adjusted Sale Price		$212,900	$264,700	$221,000	$242,000	$283,600
Comparable Estimate	$244,800 ($123.89/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-7	114.18-8-64	114.18-8-23	114.18-8-31	114.18-8-51	114.19-2-29
Owner	Suda, Nancy	Vu, Cha T	Moynihan, Kevin D	Maciejewski, Shaun Mic	Pendharkar, Nitin R	Singvongsay, Laymone
Address	44 Garnet Dr	4 Garnet Dr	193 Whitney Pl	172 Whitney Pl	201 Whitney Pl	324 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 148	80 x 148	83 x 131	80 x 147	81 x 134	93 x 118
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	2002 / 0	2010 / 0	2003 / 0	2003 / 0	2019 / 0	1987 / 0
Condition	4 Good	4 Good	4 Good	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	4	6
Full/Half Baths	2 / 1	2 / 1	2 / 1	2 / 1	2 / 1	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1358	1703	1386	1041	909	1132
2nd Sty Area	1137	717	880	996	1369	1484
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2495	2420	2266	2037	2278	2616
Att/Det Gar Sqft	462	456	516	440	488	528
Prior Land	$26,500					
Prior Total	$215,000					
Comp Land Estimate	$34,100	$34,100	$32,800	$34,000	$32,900	$33,000
Sale Date		7/25/2019	1/28/2020	1/10/2019	6/10/2020	6/5/2020
Sale Price		$325,000	$275,000	$270,000	$309,900	$265,100
Time Adj Sale Price		$334,800	$277,800	$283,600	$310,400	$265,500
TADJSP/SQFT		$138.35	$122.59	$139.22	$136.26	$101.49
Total Adj Factors	$209,200	$206,600	$196,200	$180,700	$201,200	$184,600
Adjusted Sale Price		$337,400	$290,800	$312,100	$318,400	$290,100
Comparable Estimate	$309,800 ($124.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-33	114.18-8-20	114.18-2-6	114.13-2-26	114.18-8-46	114.17-8-14
Owner	McKee R. Bruce	Anx, Quintessence	Szerbiak, Eugene C	Miller, Eric W	Janulewicz, Mark G	Eddy, Robert T
Address	47 Garnet Dr	181 Whitney Pl	272 Towers Blvd	20 Rushford Ln	27 Topaz Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 147	87 x 126	68 x 144	65 x 120	80 x 145	62 x 130
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	1998 / 0	1995 / 0	1991 / 0	1998 / 0	2008 / 0	1985 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 105	B Good 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	1 / N	1 / N	1 / Y	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1638	1645	1805	1426	1759	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 650	0 0	0 0	0 0	0 0
SFLA	1638	1645	1805	1426	1759	1596
Att/Det Gar Sqft	420	462	400	400	440	462
Prior Land	$26,400					
Prior Total	$174,300					
Comp Land Estimate	$34,000	$32,900	$30,500	$27,000	$33,800	$27,100
Sale Date		8/24/2020	8/27/2020	11/5/2020	7/16/2018	10/2/2018
Sale Price		$273,725	$257,900	$207,500	$297,000	$192,000
Time Adj Sale Price		$273,700	$257,900	$207,500	$322,900	$205,200
TADJSP/SQFT		$166.38	$142.88	$145.51	$183.57	$128.57
Total Adj Factors	$145,500	$176,900	$157,800	$122,300	$226,700	$148,700
Adjusted Sale Price		$242,300	$245,600	$230,700	$241,700	$202,000
Comparable Estimate	$232,500 ($141.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.18-8-8	114.18-8-31	114.18-4-29	114.18-4-9	114.18-4-27	114.18-4-28
Owner	Roth, Robert G	Maciejewski, Shaun Mic	White, Donald II	Rogalski, Carol	Martin, Janet	Begay, Stephen G
Address	48 Garnet Dr	172 Whitney Pl	55 Parktrail Ln	76 Whitney Pl	47 Parktrail Ln	51 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	110 x 148	80 x 147	77 x 131	65 x 138	65 x 130	67 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	2003 / 0	2003 / 0	1990 / 0	1991 / 0	1990 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1286	1041	1016	1098	1173	1078
2nd Sty Area	556	996	784	808	827	812
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 600	0 0	0 250	0 0
SFLA	1842	2037	1800	1906	2000	1890
Att/Det Gar Sqft	462	440	460	484	483	380
Prior Land	$30,500					
Prior Total	$213,000					
Comp Land Estimate	$40,100	$34,000	$31,700	$28,900	$28,100	$28,700
Sale Date		1/10/2019	12/2/2019	8/2/2018	10/8/2020	5/25/2018
Sale Price		$270,000	$210,000	$245,000	$325,000	$218,900
Time Adj Sale Price		$283,600	$212,800	$264,900	$325,000	$240,700
TADJSP/SQFT		$139.22	$118.22	$138.98	$162.50	$127.35
Total Adj Factors	$172,500	$180,700	$120,300	$143,300	$184,500	$141,800
Adjusted Sale Price		$275,400	$265,000	$294,100	$313,000	$271,400
Comparable Estimate	$283,800 ($154.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-18	113.20-4-3	113.20-4-16	114.13-2-61	113.71-4-10	113.20-5-36
Owner	Bargnesi Cheryl A	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Henninger, Adam M	Kaska, Julie
Address	16 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	94 Helen St	26 Redoak 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	124	124	124	124	120	124
School Code	143001	143001	143001	143001	143009	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	70 x 115	61 x 164	67 x 120	60 x 122	131 x 115
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	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1953 / 0	1947 / 0	2001 / 0	1949 / 0	1987 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	848	800	963	1076	840	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	848	1184	1684	1619	840	1220
Att/Det Gar Sqft	528	400	484	504	360	440
Prior Land	$19,000					
Prior Total	$86,000					
Comp Land Estimate	$22,600	$27,900	$29,600	$27,600	$14,000	$38,400
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/17/2019	9/11/2018
Sale Price		$160,000	$118,000	$210,000	$118,000	$182,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$120,800	$195,600
TADJSP/SQFT		$140.12	$77.49	$141.01	$143.81	$160.33
Total Adj Factors	$71,000	$102,200	$64,900	$158,500	$41,700	$119,600
Adjusted Sale Price		$134,700	$136,600	$140,800	$150,100	$147,000
Comparable Estimate	$141,800 ($167.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-17	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Murray, Irene D	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	20 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	848	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1168	1184	1684	1619	1220	1255
Att/Det Gar Sqft	352	400	484	504	440	441
Prior Land	$19,000					
Prior Total	$101,000					
Comp Land Estimate	$22,600	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$82,900	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$146,600	$148,500	$152,700	$158,900	$141,600
Comparable Estimate	$149,700 ($128.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-1	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24	114.13-2-26
Owner	Vanderlip Jay C	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence	Miller, Eric W
Address	21 Groell Ave	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 85	60 x 120	60 x 145	131 x 115	60 x 121	65 x 120
Building Style	13 Bungalow	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	1921 / 2001	2003 / 0	1989 / 0	1987 / 0	1989 / 0	1998 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 110	C Average 100	C Average 90	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	930	1004	1072	1220	1255	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	930	1004	1072	1220	1255	1426
Att/Det Gar Sqft		414	418	440	441	400
Prior Land	$21,400					
Prior Total	$101,000					
Comp Land Estimate	$24,100	$25,500	$27,900	$38,400	$25,600	$27,000
Sale Date		8/9/2019	7/6/2018	9/11/2018	2/11/2020	11/5/2020
Sale Price		$170,000	$180,000	$182,000	$153,000	$207,500
Time Adj Sale Price		$174,600	$195,700	$195,600	$154,300	$207,500
TADJSP/SQFT		$173.90	$182.56	$160.33	$122.95	$145.51
Total Adj Factors	$4,400	$101,500	$116,300	$119,600	$95,600	$122,300
Adjusted Sale Price		$77,500	$83,800	$80,400	$63,100	$89,600
Comparable Estimate	$78,900 ($84.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-1	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24	114.13-2-26
Owner	Vanderlip Jay C	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence	Miller, Eric W
Address	21 Groell Ave	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	2	1	1	1	1	1
Land Size	70 x 30	60 x 120	60 x 145	131 x 115	60 x 121	65 x 120
Building Style	09 Cottage	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	1921 / 2003	2003 / 0	1989 / 0	1987 / 0	1989 / 0	1998 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 110	C Average 110	C Average 100	C Average 90	C Average 105
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	1	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	546	1004	1072	1220	1255	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	546	1004	1072	1220	1255	1426
Att/Det Gar Sqft		414	418	440	441	400
Prior Land	$21,400					
Prior Total	$101,000					
Comp Land Estimate	$1,400	$25,500	$27,900	$38,400	$25,600	$27,000
Sale Date		8/9/2019	7/6/2018	9/11/2018	2/11/2020	11/5/2020
Sale Price		$170,000	$180,000	$182,000	$153,000	$207,500
Time Adj Sale Price		$174,600	$195,700	$195,600	$154,300	$207,500
TADJSP/SQFT		$173.90	$182.56	$160.33	$122.95	$145.51
Total Adj Factors	($10,400)	$101,500	$116,300	$119,600	$95,600	$122,300
Adjusted Sale Price		$62,700	$69,000	$65,600	$48,300	$74,800
Comparable Estimate	$64,100 ($117.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-16	113.20-4-3	113.20-4-16	113.20-5-36	114.17-3-8	114.17-3-24
Owner	Eberl, Patricia M	Umphreyville, Jilian	Dublino, Matthew	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence
Address	24 Groell Ave	37 Groell Ave	2419 Union Rd	26 Redoak Dr	109 Hillpine Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	35 x 115	70 x 115	61 x 164	131 x 115	60 x 145	60 x 121
Building Style	09 Cottage	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1935 / 0	1953 / 0	1947 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	D Economy	C Average 100	D Economy	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	1 No central No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.5	1.7	1.0	1.0	1.0
Bedrooms	1	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	479	800	963	1220	1072	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	479	1184	1684	1220	1072	1255
Att/Det Gar Sqft		400	484	440	418	441
Prior Land	$13,700					
Prior Total	$35,000					
Comp Land Estimate	$15,400	$27,900	$29,600	$38,400	$27,900	$25,600
Sale Date		5/1/2019	4/26/2018	9/11/2018	7/6/2018	2/11/2020
Sale Price		$160,000	$118,000	$182,000	$180,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$195,600	$195,700	$154,300
TADJSP/SQFT		$140.12	$77.49	$160.33	$182.56	$122.95
Total Adj Factors	($3,600)	$102,200	$64,900	$119,600	$116,300	$95,600
Adjusted Sale Price		$60,100	$62,000	$72,400	$75,800	$55,100
Comparable Estimate	$65,100 ($135.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-2	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24	114.13-2-26
Owner	Wakefield Dennis A	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence	Miller, Eric W
Address	25 Groell Ave	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	60 x 120	60 x 145	131 x 115	60 x 121	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	2001 / 0	2003 / 0	1989 / 0	1987 / 0	1989 / 0	1998 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 90	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1004	1072	1220	1255	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1004	1072	1220	1255	1426
Att/Det Gar Sqft	240	414	418	440	441	400
Prior Land	$22,100					
Prior Total	$123,000					
Comp Land Estimate	$27,900	$25,500	$27,900	$38,400	$25,600	$27,000
Sale Date		8/9/2019	7/6/2018	9/11/2018	2/11/2020	11/5/2020
Sale Price		$170,000	$180,000	$182,000	$153,000	$207,500
Time Adj Sale Price		$174,600	$195,700	$195,600	$154,300	$207,500
TADJSP/SQFT		$173.90	$182.56	$160.33	$122.95	$145.51
Total Adj Factors	$88,400	$101,500	$116,300	$119,600	$95,600	$122,300
Adjusted Sale Price		$161,500	$167,800	$164,400	$147,100	$173,600
Comparable Estimate	$162,900 ($169.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-15	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-26	113.20-5-57.2
Owner	Scharlau, Scott A	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Miller, Eric W	Jones, Dawan D
Address	32 Groell Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	20 Rushford Ln	41 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	131 x 115	60 x 121	73 x 120	65 x 120	62 x 142
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	1955 / 0	1987 / 0	1989 / 0	1988 / 0	1998 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1402	1220	1255	1302	1426	1562
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1402	1220	1255	1302	1426	1562
Att/Det Gar Sqft	440	440	441	399	400	440
Prior Land	$22,100					
Prior Total	$125,000					
Comp Land Estimate	$27,900	$38,400	$25,600	$29,400	$27,000	$28,300
Sale Date		9/11/2018	2/11/2020	5/24/2019	11/5/2020	11/26/2019
Sale Price		$182,000	$153,000	$131,500	$207,500	$212,500
Time Adj Sale Price		$195,600	$154,300	$136,400	$207,500	$216,100
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.51	$138.35
Total Adj Factors	$112,000	$119,600	$95,600	$88,100	$122,300	$143,900
Adjusted Sale Price		$188,000	$170,700	$160,300	$197,200	$184,200
Comparable Estimate	$180,100 ($128.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-3	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-8
Owner	Umphreyville Jilian	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Krempa, Jonathan J
Address	37 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 145
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	4 Good	4 Good	2 Fair	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	800	963	1076	1220	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1184	1184	1684	1619	1220	1072
Att/Det Gar Sqft	400	400	484	504	440	418
Prior Land	$22,100					
Prior Total	$125,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$27,900
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	7/6/2018
Sale Price		$160,000	$118,000	$210,000	$182,000	$180,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$195,700
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$182.56
Total Adj Factors	$102,200	$102,200	$64,900	$158,500	$119,600	$116,300
Adjusted Sale Price		$165,900	$167,800	$172,000	$178,200	$181,600
Comparable Estimate	$173,100 ($146.2/SFLA)					

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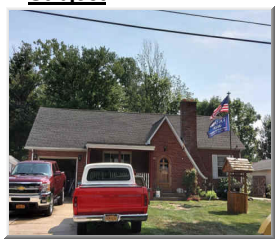
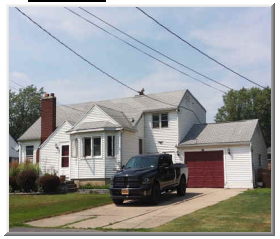
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-14	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Skinner, Jeffrey A	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	38 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1296	1184	1684	1619	1220	1255
Att/Det Gar Sqft	528	400	484	504	440	441
Prior Land	$22,100					
Prior Total	$115,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$92,700	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$156,400	$158,300	$162,500	$168,700	$151,400
Comparable Estimate	$159,500 ($123.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-4	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Leonard, Catherine M	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	41 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1108	1184	1684	1619	1220	1255
Att/Det Gar Sqft	294	400	484	504	440	441
Prior Land	$22,100					
Prior Total	$105,000					
Comp Land Estimate	$27,900	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$86,000	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$149,700	$151,600	$155,800	$162,000	$144,700
Comparable Estimate	$152,800 ($137.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-13	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Then, Harold A	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	48 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	921	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1296	1184	1684	1619	1220	1255
Att/Det Gar Sqft	308 1,200	400	484	504	440	441
Prior Land	$26,500					
Prior Total	$128,000					
Comp Land Estimate	$34,700	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$111,500	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$175,200	$177,100	$181,300	$187,500	$170,200
Comparable Estimate	$178,300 ($137.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-5	113.20-4-3	113.20-4-16	114.13-2-61	113.20-5-36	114.17-3-24
Owner	Pryzbyl, Christopher	Umphreyville, Jilian	Dublino, Matthew	Spencer, Joelle D	Kaska, Julie	Morrissey, Terrence
Address	49 Groell Ave	37 Groell Ave	2419 Union Rd	20 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 115	70 x 115	61 x 164	67 x 120	131 x 115	60 x 121
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1953 / 0	1947 / 0	2001 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	2 Fair	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	856	800	963	1076	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 594	0 0	0 0	0 0
SFLA	1264	1184	1684	1619	1220	1255
Att/Det Gar Sqft	420	400	484	504	440	441
Prior Land	$26,500					
Prior Total	$114,000					
Comp Land Estimate	$34,700	$27,900	$29,600	$27,600	$38,400	$25,600
Sale Date		5/1/2019	4/26/2018	7/16/2018	9/11/2018	2/11/2020
Sale Price		$160,000	$118,000	$210,000	$182,000	$153,000
Time Adj Sale Price		$165,900	$130,500	$228,300	$195,600	$154,300
TADJSP/SQFT		$140.12	$77.49	$141.01	$160.33	$122.95
Total Adj Factors	$94,900	$102,200	$64,900	$158,500	$119,600	$95,600
Adjusted Sale Price		$158,600	$160,500	$164,700	$170,900	$153,600
Comparable Estimate	$161,700 ($127.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-12	113.20-4-16	113.20-4-3	114.13-2-61	114.17-6-20	114.17-7-3
Owner	Adams, Brian	Dublino, Matthew	Umphreyville, Jilian	Spencer, Joelle D	Hajiskari, Parker E	Saez, Elizabeth
Address	56 Groell Ave	2419 Union Rd	37 Groell Ave	20 Elmleaf Dr	63 Rushford Ln	9 Ashleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	61 x 164	70 x 115	67 x 120	65 x 194	62 x 192
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	02 Raised ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1947 / 0	1953 / 0	2001 / 0	1987 / 0	1986 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.5	1.7	1.5	1.5	2.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	1144	963	800	1076	934	1182
2nd Sty Area	0	0	0	0	839	0
Fin Bsmt/Fin Rec Rm	0 0	0 594	0 0	0 0	0 0	624 0
SFLA	1716	1684	1184	1619	1773	1806
Att/Det Gar Sqft	280	484	400	504	420	
Prior Land	$22,100					
Prior Total	$137,000					
Comp Land Estimate	$27,900	$29,600	$27,900	$27,600	$32,600	$31,400
Sale Date		4/26/2018	5/1/2019	7/16/2018	4/20/2020	6/13/2018
Sale Price		$118,000	$160,000	$210,000	$215,000	$182,500
Time Adj Sale Price		$130,500	$165,900	$228,300	$216,100	$199,500
TADJSP/SQFT		$77.49	$140.12	$141.01	$121.88	$110.47
Total Adj Factors	$117,500	$64,900	$102,200	$158,500	$134,100	$129,400
Adjusted Sale Price		$183,100	$181,200	$187,300	$199,500	$187,600
Comparable Estimate	$187,700 ($109.38/SFLA)					

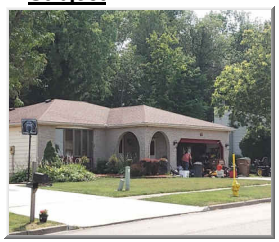
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-11	113.20-4-16	113.20-4-3	114.13-2-61	114.17-6-20	114.17-7-3
Owner	Stanczyk, Judith	Dublino, Matthew	Umphreyville, Jilian	Spencer, Joelle D	Hajiskari, Parker E	Saez, Elizabeth
Address	60 Groell Ave	2419 Union Rd	37 Groell Ave	20 Elmleaf Dr	63 Rushford Ln	9 Ashleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	70 x 115	61 x 164	70 x 115	67 x 120	65 x 194	62 x 192
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	05 Colonial	02 Raised ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1947 / 0	1953 / 0	2001 / 0	1987 / 0	1986 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.7	1.7	1.5	1.5	2.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 2
1st Sty Area	1036	963	800	1076	934	1182
2nd Sty Area	0	0	0	0	839	0
Fin Bsmt/Fin Rec Rm	0 0	0 594	0 0	0 0	0 0	624 0
SFLA	1729	1684	1184	1619	1773	1806
Att/Det Gar Sqft	300	484	400	504	420	
Prior Land	$22,100					
Prior Total	$143,092					
Comp Land Estimate	$27,900	$29,600	$27,900	$27,600	$32,600	$31,400
Sale Date		4/26/2018	5/1/2019	7/16/2018	4/20/2020	6/13/2018
Sale Price		$118,000	$160,000	$210,000	$215,000	$182,500
Time Adj Sale Price		$130,500	$165,900	$228,300	$216,100	$199,500
TADJSP/SQFT		$77.49	$140.12	$141.01	$121.88	$110.47
Total Adj Factors	$115,000	$64,900	$102,200	$158,500	$134,100	$129,400
Adjusted Sale Price		$180,600	$178,700	$184,800	$197,000	$185,100
Comparable Estimate	$185,200 ($107.11/SFLA)					

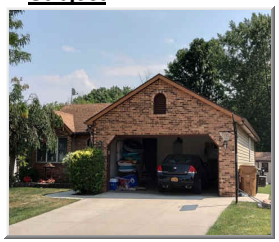
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-3-10	113.20-5-36	114.17-3-24	114.17-3-8	113.20-5-2	114.13-2-18
Owner	Czyzowski, Muriel M	Kaska, Julie	Morrissey, Terrence	Krempa, Jonathan J	Szymanski, Brian	Joy, Geoffrey
Address	64 Groell Ave	26 Redoak Dr	173 Hillpine Rd	109 Hillpine Rd	97 Losson Rd	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	105 x 115	131 x 115	60 x 121	60 x 145	73 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	2 Fair	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 No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	1	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1220	1255	1072	1302	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1220	1255	1072	1302	1235
Att/Det Gar Sqft	448	440	441	418	399	441
Prior Land	$26,500					
Prior Total	$120,000					
Comp Land Estimate	$34,700	$38,400	$25,600	$27,900	$29,400	$26,100
Sale Date		9/11/2018	2/11/2020	7/6/2018	5/24/2019	3/2/2018
Sale Price		$182,000	$153,000	$180,000	$131,500	$162,000
Time Adj Sale Price		$195,600	$154,300	$195,700	$136,400	$180,100
TADJSP/SQFT		$160.33	$122.95	$182.56	$104.76	$145.83
Total Adj Factors	$96,600	$119,600	$95,600	$116,300	$88,100	$104,800
Adjusted Sale Price		$172,600	$155,300	$176,000	$144,900	$171,900
Comparable Estimate	$164,100 ($150.27/SFLA)					

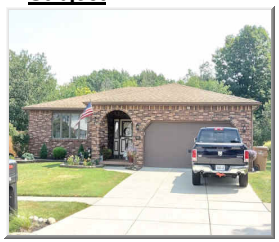
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-6.1	114.17-6-1	114.19-2-77	114.19-1-71	114.19-2-10	114.17-8-5
Owner	Pawlak, Thomas A	Koch, Brian	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Marr, Michael J
Address	65 Groell Ave	3 Butternut Rd	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	110 x 115	85 x 120	64 x 120	65 x 120	60 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1970 / 0	1988 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 972	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 0	4 Full 2	3 Partial 2	3 Partial 2	4 Full 1
1st Sty Area	1986	1292	1396	1008	1340	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	972 0	528 0	438 0	660 0	373 300	225 0
SFLA	2958	1820	1834	1668	1713	1305
Att/Det Gar Sqft		242				
Prior Land	$27,000					
Prior Total	$208,100					
Comp Land Estimate	$35,600	$31,800	$26,700	$27,000	$25,500	$27,800
Sale Date		8/25/2020	9/12/2018	5/23/2018	10/19/2018	9/28/2018
Sale Price		$215,000	$195,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$215,000	$209,600	$208,900	$229,800	$188,100
TADJSP/SQFT		$118.13	$114.29	$125.24	$134.15	$144.14
Total Adj Factors	$192,500	$131,300	$126,700	$116,700	$122,900	$112,700
Adjusted Sale Price		$276,200	$275,400	$284,700	$299,400	$267,900
Comparable Estimate	$280,700 ($94.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-4-8.1	114.17-3-24	113.20-5-36	113.20-5-2	114.13-2-18	114.13-2-26
Owner	Sadowski, Gertrude	Morrissey, Terrence	Kaska, Julie	Szymanski, Brian	Joy, Geoffrey	Miller, Eric W
Address	71 Groell Ave	173 Hillpine Rd	26 Redoak Dr	97 Losson Rd	232 Losson Rd	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 115	60 x 121	131 x 115	73 x 120	62 x 120	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1989 / 0	1987 / 0	1988 / 0	1990 / 0	1998 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1302	1255	1220	1302	1235	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1302	1255	1220	1302	1235	1426
Att/Det Gar Sqft	484	441	440	399	441	400
Prior Land	$21,300					
Prior Total	$146,000					
Comp Land Estimate	$26,500	$25,600	$38,400	$29,400	$26,100	$27,000
Sale Date		2/11/2020	9/11/2018	5/24/2019	3/2/2018	11/5/2020
Sale Price		$153,000	$182,000	$131,500	$162,000	$207,500
Time Adj Sale Price		$154,300	$195,600	$136,400	$180,100	$207,500
TADJSP/SQFT		$122.95	$160.33	$104.76	$145.83	$145.51
Total Adj Factors	$116,300	$95,600	$119,600	$88,100	$104,800	$122,300
Adjusted Sale Price		$175,000	$192,300	$164,600	$191,600	$201,500
Comparable Estimate	$185,000 ($142.09/SFLA)					

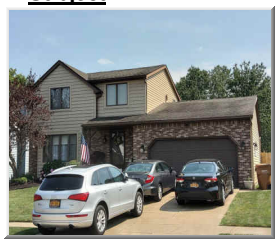
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

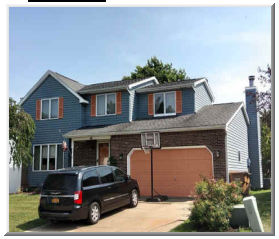
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-29	114.17-3-24	113.20-5-36	114.13-2-26	113.20-5-57.2	113.20-5-2
Owner	Kasprzyk, Virginia L	Morrissey, Terrence	Kaska, Julie	Miller, Eric W	Jones, Dawan D	Szymanski, Brian
Address	77 Groell Ave	173 Hillpine Rd	26 Redoak Dr	20 Rushford Ln	41 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 121	131 x 115	65 x 120	62 x 142	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1989 / 0	1987 / 0	1998 / 0	1990 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1448	1255	1220	1426	1562	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1448	1255	1220	1426	1562	1302
Att/Det Gar Sqft	418	441	440	400	440	399
Prior Land	$21,000					
Prior Total	$144,337					
Comp Land Estimate	$25,500	$25,600	$38,400	$27,000	$28,300	$29,400
Sale Date		2/11/2020	9/11/2018	11/5/2020	11/26/2019	5/24/2019
Sale Price		$153,000	$182,000	$207,500	$212,500	$131,500
Time Adj Sale Price		$154,300	$195,600	$207,500	$216,100	$136,400
TADJSP/SQFT		$122.95	$160.33	$145.51	$138.35	$104.76
Total Adj Factors	$115,500	$95,600	$119,600	$122,300	$143,900	$88,100
Adjusted Sale Price		$174,200	$191,500	$200,700	$187,700	$163,800
Comparable Estimate	$183,600 ($126.8/SFLA)					

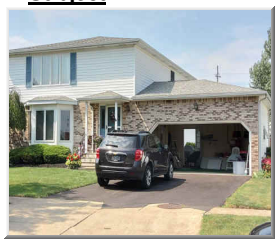
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-28	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-18	114.17-3-8
Owner	Vernon, Daryl A	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Joy, Geoffrey	Krempa, Jonathan J
Address	81 Groell Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	131 x 115	60 x 121	73 x 120	62 x 120	60 x 145
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	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1196	1220	1255	1302	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1196	1220	1255	1302	1235	1072
Att/Det Gar Sqft	420	440	441	399	441	418
Prior Land	$21,000					
Prior Total	$128,200					
Comp Land Estimate	$25,500	$38,400	$25,600	$29,400	$26,100	$27,900
Sale Date		9/11/2018	2/11/2020	5/24/2019	3/2/2018	7/6/2018
Sale Price		$182,000	$153,000	$131,500	$162,000	$180,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$180,100	$195,700
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.83	$182.56
Total Adj Factors	$101,700	$119,600	$95,600	$88,100	$104,800	$116,300
Adjusted Sale Price		$177,700	$160,400	$150,000	$177,000	$181,100
Comparable Estimate	$169,200 ($141.47/SFLA)					

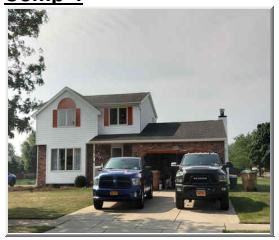
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-27	113.20-5-57.2	114.17-8-14	114.17-3-24	113.20-5-36	114.13-2-26
Owner	Herkey, Christopher	Jones, Dawan D	Eddy, Robert T	Morrissey, Terrence	Kaska, Julie	Miller, Eric W
Address	85 Groell Ave	41 Redoak Dr	203 Losson Rd	173 Hillpine Rd	26 Redoak Dr	20 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 120	62 x 142	62 x 130	60 x 121	131 x 115	65 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1990 / 0	1985 / 0	1989 / 0	1987 / 0	1998 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1584	1562	1596	1255	1220	1426
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1584	1562	1596	1255	1220	1426
Att/Det Gar Sqft	440	440	462	441	440	400
Prior Land	$20,600					
Prior Total	$153,135					
Comp Land Estimate	$24,900	$28,300	$27,100	$25,600	$38,400	$27,000
Sale Date		11/26/2019	10/2/2018	2/11/2020	9/11/2018	11/5/2020
Sale Price		$212,500	$192,000	$153,000	$182,000	$207,500
Time Adj Sale Price		$216,100	$205,200	$154,300	$195,600	$207,500
TADJSP/SQFT		$138.35	$128.57	$122.95	$160.33	$145.51
Total Adj Factors	$129,000	$143,900	$148,700	$95,600	$119,600	$122,300
Adjusted Sale Price		$201,200	$185,500	$187,700	$205,000	$214,200
Comparable Estimate	$198,700 ($125.44/SFLA)					

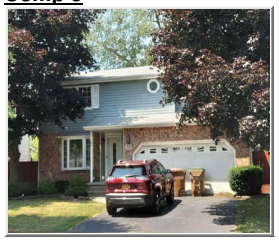
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-52	114.09-6-1	113.65-2-2	125.10-1-61	125.09-3-32	125.10-1-52
Owner	Malke, Alan	Roman, Brendan P	Nowak, Lisa A	Decmar Properties, LLC	Barker, Brandon M	Decmar Properties, LLC
Address	88 Groell Ave	55 Center Ave	10 Trudy Ln	73 Strasbourg Dr	59 Fradine Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	125	125
School Code	143001	143001	143009	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	140 x 91	85 x 120	45 x 120	55 x 110	50 x 114	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1963 / 0	1969 / 0	1966 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	1.0	2.0	2.0	2.0
Bedrooms	4	4	4	7	4	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1108	1184	2138	1190	1073	1040
2nd Sty Area	1044	1240	0	1040	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 0
SFLA	2152	2424	2138	2230	2146	2080
Att/Det Gar Sqft		400	392			
Prior Land	$27,300					
Prior Total	$170,000					
Comp Land Estimate	$35,000	$30,000	$15,000	$18,100	$17,000	$16,700
Sale Date		1/3/2019	12/14/2018	6/28/2018	4/28/2020	3/17/2020
Sale Price		$235,000	$177,500	$160,000	$194,250	$160,000
Time Adj Sale Price		$246,800	$187,500	$174,900	$195,200	$161,100
TADJSP/SQFT		$101.82	$87.70	$78.43	$90.96	$77.45
Total Adj Factors	$126,700	$128,100	$91,500	$94,000	$109,500	$81,400
Adjusted Sale Price		$245,400	$222,700	$207,600	$212,400	$206,400
Comparable Estimate	$218,900 ($101.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-26	114.17-5-30	114.17-6-11	114.17-5-22	114.17-2-24	113.20-5-11
Owner	Curr, Daniel A	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha	Gould, David
Address	89 Groell Ave	217 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 120	59 x 116	60 x 120	66 x 119	63 x 145	85 x 120
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	1987 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	856	813	632	874	848	954
2nd Sty Area	682	740	888	641	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1538	1553	1520	1515	1465	1620
Att/Det Gar Sqft	440	420	400	440	440	441
Prior Land	$20,200					
Prior Total	$164,091					
Comp Land Estimate	$24,300	$24,800	$25,500	$27,200	$28,900	$31,800
Sale Date		12/30/2019	5/20/2020	9/5/2018	4/25/2018	3/5/2018
Sale Price		$205,000	$207,000	$206,500	$210,000	$180,000
Time Adj Sale Price		$207,700	$207,700	$222,000	$232,200	$200,100
TADJSP/SQFT		$133.74	$136.64	$146.53	$158.50	$123.52
Total Adj Factors	$113,000	$116,700	$114,900	$115,000	$115,100	$132,500
Adjusted Sale Price		$204,000	$205,800	$220,000	$230,100	$180,600
Comparable Estimate	$208,100 ($135.31/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-25	114.17-5-30	113.20-5-11	114.17-6-11	114.17-5-22	114.17-2-24
Owner	Mejak, Robert M	McCabe, Shawn P Jr	Gould, David	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha
Address	93 Groell Ave	217 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 120	59 x 116	85 x 120	60 x 120	66 x 119	63 x 145
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	1987 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	813	954	632	874	848
2nd Sty Area	750	740	666	888	641	617
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1582	1553	1620	1520	1515	1465
Att/Det Gar Sqft	440	420	441	400	440	440
Prior Land	$20,200					
Prior Total	$163,100					
Comp Land Estimate	$24,300	$24,800	$31,800	$25,500	$27,200	$28,900
Sale Date		12/30/2019	3/5/2018	5/20/2020	9/5/2018	4/25/2018
Sale Price		$205,000	$180,000	$207,000	$206,500	$210,000
Time Adj Sale Price		$207,700	$200,100	$207,700	$222,000	$232,200
TADJSP/SQFT		$133.74	$123.52	$136.64	$146.53	$158.50
Total Adj Factors	$118,900	$116,700	$132,500	$114,900	$115,000	$115,100
Adjusted Sale Price		$209,900	$186,500	$211,700	$225,900	$236,000
Comparable Estimate	$214,000 ($135.27/SFLA)					

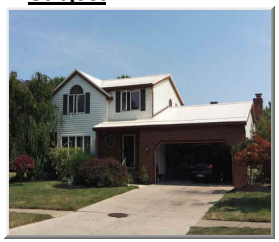
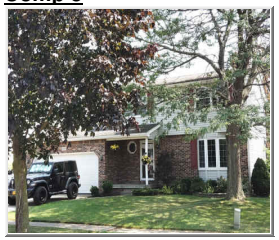
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-51	114.09-6-1	113.12-1-26	125.06-12-6	113.12-1-21	125.10-1-61
Owner	Ferrentino, Steven J	Roman, Brendan P	Bell, Anthony M	Tamulski, Travis T	Weng, Ying	Decmar Properties, LLC
Address	96 Groell Ave	55 Center Ave	3 Marie Ave	95 Seine Dr	23 Marie Ave	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	122	125
School Code	143001	143001	143001	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	81 x 144	85 x 120	50 x 112	50 x 105	50 x 112	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1970 / 0	1969 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	5	6	7
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1264	1184	1144	1296	1118	1190
2nd Sty Area	1040	1240	1144	1044	1144	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	2304	2424	2288	2340	2262	2230
Att/Det Gar Sqft	400	400	462		506	
Prior Land	$26,300					
Prior Total	$178,000					
Comp Land Estimate	$33,900	$30,000	$15,900	$16,300	$15,900	$18,100
Sale Date		1/3/2019	12/27/2019	4/23/2018	6/28/2019	6/28/2018
Sale Price		$235,000	$185,000	$145,000	$170,000	$160,000
Time Adj Sale Price		$246,800	$187,500	$160,300	$175,700	$174,900
TADJSP/SQFT		$101.82	$81.95	$68.50	$77.67	$78.43
Total Adj Factors	$138,200	$128,100	$98,600	$68,800	$92,700	$94,000
Adjusted Sale Price		$256,900	$227,100	$229,700	$221,200	$219,100
Comparable Estimate	$230,800 ($100.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-24	114.17-6-20	114.17-7-22	113.20-5-18	113.20-5-11	114.17-5-30
Owner	Willard, Eugene D Sr	Hajiskari, Parker E	Cacaccio, Jessica L	Mohamed, Mushtaq A	Gould, David	McCabe, Shawn P Jr
Address	97 Groell Ave	63 Rushford Ln	14 Butternut Rd	121 Groell Ave	133 Losson Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 125	65 x 194	62 x 155	115 x 140	85 x 120	59 x 116
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	1987 / 0	1987 / 0	1988 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	934	1052	1018	954	813
2nd Sty Area	734	839	772	825	666	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 0	0 250
SFLA	1748	1773	1824	1843	1620	1553
Att/Det Gar Sqft	440	420	440	528	441	420
Prior Land	$20,600					
Prior Total	$155,310					
Comp Land Estimate	$24,800	$32,600	$29,400	$40,200	$31,800	$24,800
Sale Date		4/20/2020	3/5/2019	2/20/2020	3/5/2018	12/30/2019
Sale Price		$215,000	$205,000	$275,000	$180,000	$205,000
Time Adj Sale Price		$216,100	$214,000	$277,300	$200,100	$207,700
TADJSP/SQFT		$121.88	$117.32	$150.46	$123.52	$133.74
Total Adj Factors	$129,800	$134,100	$134,700	$174,700	$132,500	$116,700
Adjusted Sale Price		$211,800	$209,100	$232,400	$197,400	$220,800
Comparable Estimate	$214,300 ($122.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-50	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Eisenmann, Donald R	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	100 Groell Ave	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 140	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1990 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	665	796	874	848	813	632
2nd Sty Area	665	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1330	1381	1515	1465	1553	1520
Att/Det Gar Sqft	418	440	440	440	420	400
Prior Land	$23,800					
Prior Total	$151,000					
Comp Land Estimate	$29,800	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$104,400	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$220,100	$211,400	$221,500	$195,400	$197,200
Comparable Estimate	$209,100 ($157.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-23	114.17-6-20	114.17-7-22	113.20-5-11	113.20-5-18	114.17-5-30
Owner	Pilat, James C	Hajiskari, Parker E	Cacaccio, Jessica L	Gould, David	Mohamed, Mushtaq A	McCabe, Shawn P Jr
Address	101 Groell Ave	63 Rushford Ln	14 Butternut Rd	133 Losson Rd	121 Groell Ave	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	56 x 120	65 x 194	62 x 155	85 x 120	115 x 140	59 x 116
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	1987 / 0	1987 / 0	1988 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1006	934	1052	954	1018	813
2nd Sty Area	725	839	772	666	825	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 108	0 250
SFLA	1731	1773	1824	1620	1843	1553
Att/Det Gar Sqft	420	420	440	441	528	420
Prior Land	$20,200					
Prior Total	$170,980					
Comp Land Estimate	$24,300	$32,600	$29,400	$31,800	$40,200	$24,800
Sale Date		4/20/2020	3/5/2019	3/5/2018	2/20/2020	12/30/2019
Sale Price		$215,000	$205,000	$180,000	$275,000	$205,000
Time Adj Sale Price		$216,100	$214,000	$200,100	$277,300	$207,700
TADJSP/SQFT		$121.88	$117.32	$123.52	$150.46	$133.74
Total Adj Factors	$125,400	$134,100	$134,700	$132,500	$174,700	$116,700
Adjusted Sale Price		$207,400	$204,700	$193,000	$228,000	$216,400
Comparable Estimate	$209,900 ($121.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-49.1	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-26	114.13-2-18
Owner	O'Rourke, Thomas J	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Miller, Eric W	Joy, Geoffrey
Address	104 Groell Ave	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	20 Rushford Ln	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 140	131 x 115	60 x 121	73 x 120	65 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1998 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1364	1220	1255	1302	1426	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 500	0 0	0 0	0 0	0 0	0 0
SFLA	1364	1220	1255	1302	1426	1235
Att/Det Gar Sqft	484	440	441	399	400	441
Prior Land	$23,800					
Prior Total	$161,601					
Comp Land Estimate	$29,800	$38,400	$25,600	$29,400	$27,000	$26,100
Sale Date		9/11/2018	2/11/2020	5/24/2019	11/5/2020	3/2/2018
Sale Price		$182,000	$153,000	$131,500	$207,500	$162,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$207,500	$180,100
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.51	$145.83
Total Adj Factors	$136,300	$119,600	$95,600	$88,100	$122,300	$104,800
Adjusted Sale Price		$212,300	$195,000	$184,600	$221,500	$211,600
Comparable Estimate	$205,000 ($150.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-22	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Lemon, Eugene	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	105 Groell Ave	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 120	63 x 145	60 x 120	66 x 119	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	856	848	632	874	813	796
2nd Sty Area	632	617	888	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1488	1465	1520	1515	1553	1381
Att/Det Gar Sqft	440	440	400	440	420	440
Prior Land	$23,300					
Prior Total	$158,100					
Comp Land Estimate	$30,000	$28,900	$25,500	$27,200	$24,800	$27,900
Sale Date		4/25/2018	5/20/2020	9/5/2018	12/30/2019	10/2/2020
Sale Price		$210,000	$207,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$232,200	$207,700	$222,000	$207,700	$223,000
TADJSP/SQFT		$158.50	$136.64	$146.53	$133.74	$161.48
Total Adj Factors	$118,200	$115,100	$114,900	$115,000	$116,700	$107,300
Adjusted Sale Price		$235,300	$211,000	$225,200	$209,200	$233,900
Comparable Estimate	$222,900 ($149.8/SFLA)					

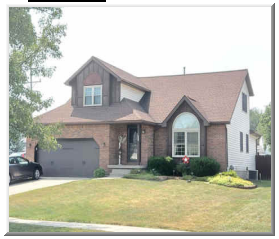
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-21	114.17-5-4	114.17-5-19	114.18-5-21	114.17-7-22	113.20-5-18
Owner	Adamczyk, Garry G	Jacobs, Aronezz	Alareqi, Suad A	Dudley, Felicia E	Cacaccio, Jessica L	Mohamed, Mushtaq A
Address	109 Groell Ave	18 Rushford Ln	78 Rushford Ln	37 Whitney Pl	14 Butternut Rd	121 Groell 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 120	62 x 124	53 x 120	60 x 141	62 x 155	115 x 140
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	1987 / 0	1986 / 0	1987 / 0	1990 / 0	1988 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	B Good 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / Y	1 / Y	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	5	4	3	4
Full/Half Baths	2 / 1	2 / 1	2 / 2	2 / 1	1 / 1	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	788	1234	876	1175	1052	1018
2nd Sty Area	1510	1140	1300	1003	772	825
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 108
SFLA	2298	2374	2176	2178	1824	1843
Att/Det Gar Sqft	506	264	418	420	440	528
Prior Land	$23,300					
Prior Total	$210,000					
Comp Land Estimate	$30,000	$26,500	$23,400	$27,600	$29,400	$40,200
Sale Date		8/27/2020	10/30/2020	9/25/2018	3/5/2019	2/20/2020
Sale Price		$273,000	$377,500	$250,000	$205,000	$275,000
Time Adj Sale Price		$273,000	$377,500	$268,700	$214,000	$277,300
TADJSP/SQFT		$115.00	$173.48	$123.37	$117.32	$150.46
Total Adj Factors	$163,200	$170,300	$228,800	$164,100	$134,700	$174,700
Adjusted Sale Price		$265,900	$311,900	$267,800	$242,500	$265,800
Comparable Estimate	$270,800 ($117.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-48.1	113.20-5-11	114.17-5-30	114.17-5-22	114.17-6-11	114.17-2-24
Owner	Gallagher Elaine E	Gould, David	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Benning, Natasha
Address	112 Groell Ave	133 Losson Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	120 x 120	85 x 120	59 x 116	66 x 119	60 x 120	63 x 145
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1992 / 0	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	946	954	813	874	632	848
2nd Sty Area	639	666	740	641	888	617
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1585	1620	1553	1515	1520	1465
Att/Det Gar Sqft	428	441	420	440	400	440
Prior Land	$28,800					
Prior Total	$169,000					
Comp Land Estimate	$38,100	$31,800	$24,800	$27,200	$25,500	$28,900
Sale Date		3/5/2018	12/30/2019	9/5/2018	5/20/2020	4/25/2018
Sale Price		$180,000	$205,000	$206,500	$207,000	$210,000
Time Adj Sale Price		$200,100	$207,700	$222,000	$207,700	$232,200
TADJSP/SQFT		$123.52	$133.74	$146.53	$136.64	$158.50
Total Adj Factors	$130,300	$132,500	$116,700	$115,000	$114,900	$115,100
Adjusted Sale Price		$197,900	$221,300	$237,300	$223,100	$247,400
Comparable Estimate	$225,400 ($142.21/SFLA)					

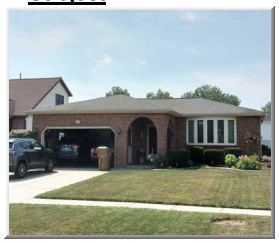
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-20	114.17-7-22	113.20-5-18	114.17-6-20	113.20-5-11	114.18-2-4
Owner	Macey Richard P & Micl	Cacaccio, Jessica L	Mohamed, Mushtaq A	Hajiskari, Parker E	Gould, David	Raczka, Jason Robert
Address	113 Groell Ave	14 Butternut Rd	121 Groell Ave	63 Rushford Ln	133 Losson Rd	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 120	62 x 155	115 x 140	65 x 194	85 x 120	83 x 197
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	1987 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0	1990 / 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 Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	1 / N	1 / Y	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1052	1018	934	954	1197
2nd Sty Area	632	772	825	839	666	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 108	0 0	0 0	0 0
SFLA	1956	1824	1843	1773	1620	2023
Att/Det Gar Sqft	440	440	528	420	441	483
Prior Land	$21,200					
Prior Total	$178,000					
Comp Land Estimate	$25,800	$29,400	$40,200	$32,600	$31,800	$38,200
Sale Date		3/5/2019	2/20/2020	4/20/2020	3/5/2018	12/10/2019
Sale Price		$205,000	$275,000	$215,000	$180,000	$225,000
Time Adj Sale Price		$214,000	$277,300	$216,100	$200,100	$228,000
TADJSP/SQFT		$117.32	$150.46	$121.88	$123.52	$112.70
Total Adj Factors	$141,500	$134,700	$174,700	$134,100	$132,500	$150,100
Adjusted Sale Price		$220,800	$244,100	$223,500	$209,100	$219,400
Comparable Estimate	$223,400 ($114.21/SFLA)					

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

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-19	114.09-6-1	113.12-1-26	125.06-12-6	125.10-1-61	113.12-1-21
Owner	Urbanek, David P	Roman, Brendan P	Bell, Anthony M	Tamulski, Travis T	Decmar Properties, LLC	Weng, Ying
Address	117 Groell Ave	55 Center Ave	3 Marie Ave	95 Seine Dr	73 Strasbourg Dr	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	125	122
School Code	143001	143001	143001	146801	146801	143001
Site No.	1	1	1	1	1	1
Land Size	122 x 120	85 x 120	50 x 112	50 x 105	55 x 110	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1970 / 0	1969 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	5	7	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1108	1184	1144	1296	1190	1118
2nd Sty Area	1176	1240	1144	1044	1040	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	2284	2424	2288	2340	2230	2262
Att/Det Gar Sqft	440	400	462			506
Prior Land	$29,000					
Prior Total	$180,000					
Comp Land Estimate	$38,300	$30,000	$15,900	$16,300	$18,100	$15,900
Sale Date		1/3/2019	12/27/2019	4/23/2018	6/28/2018	6/28/2019
Sale Price		$235,000	$185,000	$145,000	$160,000	$170,000
Time Adj Sale Price		$246,800	$187,500	$160,300	$174,900	$175,700
TADJSP/SQFT		$101.82	$81.95	$68.50	$78.43	$77.67
Total Adj Factors	$144,100	$128,100	$98,600	$68,800	$94,000	$92,700
Adjusted Sale Price		$262,800	$233,000	$235,600	$225,000	$227,100
Comparable Estimate	$236,700 ($103.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-47	113.20-5-11	114.17-5-30	114.17-6-20	114.17-7-22	114.17-5-22
Owner	Adamski David J	Gould, David	McCabe, Shawn P Jr	Hajiskari, Parker E	Cacaccio, Jessica L	Hill, Stephen J
Address	120 Groell Ave	133 Losson Rd	217 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	145 x 124	85 x 120	59 x 116	65 x 194	62 x 155	66 x 119
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	1989 / 0	1990 / 0	1989 / 0	1987 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	954	813	934	1052	874
2nd Sty Area	656	666	740	839	772	641
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1680	1620	1553	1773	1824	1515
Att/Det Gar Sqft	462	441	420	420	440	440
Prior Land	$32,300					
Prior Total	$174,000					
Comp Land Estimate	$41,300	$31,800	$24,800	$32,600	$29,400	$27,200
Sale Date		3/5/2018	12/30/2019	4/20/2020	3/5/2019	9/5/2018
Sale Price		$180,000	$205,000	$215,000	$205,000	$206,500
Time Adj Sale Price		$200,100	$207,700	$216,100	$214,000	$222,000
TADJSP/SQFT		$123.52	$133.74	$121.88	$117.32	$146.53
Total Adj Factors	$135,700	$132,500	$116,700	$134,100	$134,700	$115,000
Adjusted Sale Price		$203,300	$226,700	$217,700	$215,000	$242,700
Comparable Estimate	$221,100 ($131.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-18	113.20-5-18	114.17-7-22	114.17-6-20	113.20-5-11	114.17-5-30
Owner	Mohamed, Mushtaq A	Mohamed, Mushtaq A	Cacaccio, Jessica L	Hajiskari, Parker E	Gould, David	McCabe, Shawn P Jr
Address	121 Groell Ave	121 Groell Ave	14 Butternut Rd	63 Rushford Ln	133 Losson Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	115 x 140	115 x 140	62 x 155	65 x 194	85 x 120	59 x 116
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	1987 / 0	1987 / 0	1988 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	1 / N	1 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1018	1052	934	954	813
2nd Sty Area	825	825	772	839	666	740
Fin Bsmt/Fin Rec Rm	0 108	0 108	0 0	0 0	0 0	0 250
SFLA	1843	1843	1824	1773	1620	1553
Att/Det Gar Sqft	528	528	440	420	441	420
Prior Land	$30,500					
Prior Total	$188,908					
Comp Land Estimate	$40,200	$40,200	$29,400	$32,600	$31,800	$24,800
Sale Date		2/20/2020	3/5/2019	4/20/2020	3/5/2018	12/30/2019
Sale Price		$275,000	$205,000	$215,000	$180,000	$205,000
Time Adj Sale Price		$277,300	$214,000	$216,100	$200,100	$207,700
TADJSP/SQFT		$150.46	$117.32	$121.88	$123.52	$133.74
Total Adj Factors	$174,700	$174,700	$134,700	$134,100	$132,500	$116,700
Adjusted Sale Price		$277,300	$254,000	$256,700	$242,300	$265,700
Comparable Estimate	$259,200 ($140.64/SFLA)					

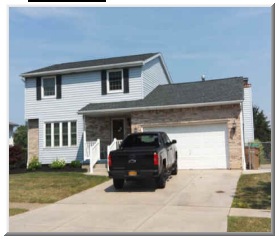
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-46	113.20-5-57.2	114.13-2-26	114.17-8-14	113.20-5-36	114.17-3-24
Owner	Warejko, William F	Jones, Dawan D	Miller, Eric W	Eddy, Robert T	Kaska, Julie	Morrissey, Terrence
Address	124 Groell Ave	41 Redoak Dr	20 Rushford Ln	203 Losson Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	62 x 142	65 x 120	62 x 130	131 x 115	60 x 121
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	1987 / 0	1990 / 0	1998 / 0	1985 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1508	1562	1426	1596	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1508	1562	1426	1596	1220	1255
Att/Det Gar Sqft	418	440	400	462	440	441
Prior Land	$21,100					
Prior Total	$152,637					
Comp Land Estimate	$25,600	$28,300	$27,000	$27,100	$38,400	$25,600
Sale Date		11/26/2019	11/5/2020	10/2/2018	9/11/2018	2/11/2020
Sale Price		$212,500	$207,500	$192,000	$182,000	$153,000
Time Adj Sale Price		$216,100	$207,500	$205,200	$195,600	$154,300
TADJSP/SQFT		$138.35	$145.51	$128.57	$160.33	$122.95
Total Adj Factors	$125,500	$143,900	$122,300	$148,700	$119,600	$95,600
Adjusted Sale Price		$197,700	$210,700	$182,000	$201,500	$184,200
Comparable Estimate	$195,200 ($129.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-17	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	114.13-2-18
Owner	Schlager Richard L & W	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Joy, Geoffrey
Address	125 Groell Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 125	131 x 115	60 x 145	60 x 121	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1990 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 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	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1220	1072	1255	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1220	1072	1255	1004	1235
Att/Det Gar Sqft	418	440	418	441	414	441
Prior Land	$21,000					
Prior Total	$114,000					
Comp Land Estimate	$25,400	$38,400	$27,900	$25,600	$25,500	$26,100
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	3/2/2018
Sale Price		$182,000	$180,000	$153,000	$170,000	$162,000
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$180,100
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$145.83
Total Adj Factors	$86,300	$119,600	$116,300	$95,600	$101,500	$104,800
Adjusted Sale Price		$162,300	$165,700	$145,000	$159,400	$161,600
Comparable Estimate	$158,800 ($165.42/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-45	113.20-5-11	114.17-5-30	114.17-6-11	114.17-5-22	114.17-2-24
Owner	Agnello David P & W	Gould, David	McCabe, Shawn P Jr	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha
Address	128 Groell Ave	133 Losson Rd	217 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	90 x 128	85 x 120	59 x 116	60 x 120	66 x 119	63 x 145
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	1988 / 0	1990 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	950	954	813	632	874	848
2nd Sty Area	650	666	740	888	641	617
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1600	1620	1553	1520	1515	1465
Att/Det Gar Sqft	440	441	420	400	440	440
Prior Land	$26,000					
Prior Total	$164,000					
Comp Land Estimate	$33,700	$31,800	$24,800	$25,500	$27,200	$28,900
Sale Date		3/5/2018	12/30/2019	5/20/2020	9/5/2018	4/25/2018
Sale Price		$180,000	$205,000	$207,000	$206,500	$210,000
Time Adj Sale Price		$200,100	$207,700	$207,700	$222,000	$232,200
TADJSP/SQFT		$123.52	$133.74	$136.64	$146.53	$158.50
Total Adj Factors	$123,400	$132,500	$116,700	$114,900	$115,000	$115,100
Adjusted Sale Price		$191,000	$214,400	$216,200	$230,400	$240,500
Comparable Estimate	$218,500 ($136.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-16	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	114.13-2-18
Owner	Ziemczonek, Anthony S	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Joy, Geoffrey
Address	129 Groell Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 120	131 x 115	60 x 145	60 x 121	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1990 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1220	1072	1255	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	984	1220	1072	1255	1004	1235
Att/Det Gar Sqft	418	440	418	441	414	441
Prior Land	$20,600					
Prior Total	$116,000					
Comp Land Estimate	$24,900	$38,400	$27,900	$25,600	$25,500	$26,100
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	3/2/2018
Sale Price		$182,000	$180,000	$153,000	$170,000	$162,000
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$180,100
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$145.83
Total Adj Factors	$90,400	$119,600	$116,300	$95,600	$101,500	$104,800
Adjusted Sale Price		$166,400	$169,800	$149,100	$163,500	$165,700
Comparable Estimate	$162,900 ($165.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-15	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-18	113.20-5-2
Owner	Meredith, William C	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Joy, Geoffrey	Szymanski, Brian
Address	133 Groell Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	232 Losson Rd	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 120	131 x 115	60 x 145	60 x 121	62 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1220	1072	1255	1235	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1220	1072	1255	1235	1302
Att/Det Gar Sqft	361	440	418	441	441	399
Prior Land	$20,400					
Prior Total	$120,000					
Comp Land Estimate	$24,600	$38,400	$27,900	$25,600	$26,100	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	3/2/2018	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$162,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$180,100	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$145.83	$104.76
Total Adj Factors	$93,900	$119,600	$116,300	$95,600	$104,800	$88,100
Adjusted Sale Price		$169,900	$173,300	$152,600	$169,200	$142,200
Comparable Estimate	$161,400 ($147.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-14	113.20-5-11	114.17-5-30	114.17-6-20	114.17-6-11	114.17-7-22
Owner	Wach, Matthew M	Gould, David	McCabe, Shawn P Jr	Hajiskari, Parker E	Kleinfelder, Michael R	Cacaccio, Jessica L
Address	137 Groell Ave	133 Losson Rd	217 Hillpine Rd	63 Rushford Ln	58 Hillpine Rd	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	85 x 120	59 x 116	65 x 194	60 x 120	62 x 155
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	1987 / 0	1990 / 0	1989 / 0	1987 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	954	813	934	632	1052
2nd Sty Area	662	666	740	839	888	772
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1650	1620	1553	1773	1520	1824
Att/Det Gar Sqft	418	441	420	420	400	440
Prior Land	$21,300					
Prior Total	$166,300					
Comp Land Estimate	$26,100	$31,800	$24,800	$32,600	$25,500	$29,400
Sale Date		3/5/2018	12/30/2019	4/20/2020	5/20/2020	3/5/2019
Sale Price		$180,000	$205,000	$215,000	$207,000	$205,000
Time Adj Sale Price		$200,100	$207,700	$216,100	$207,700	$214,000
TADJSP/SQFT		$123.52	$133.74	$121.88	$136.64	$117.32
Total Adj Factors	$122,600	$132,500	$116,700	$134,100	$114,900	$134,700
Adjusted Sale Price		$190,200	$213,600	$204,600	$215,400	$201,900
Comparable Estimate	$205,100 ($124.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-13	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-18	113.20-5-2
Owner	Luthart Linda C	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Joy, Geoffrey	Szymanski, Brian
Address	141 Groell Ave	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	232 Losson Rd	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	131 x 115	60 x 145	60 x 121	62 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1220	1072	1255	1235	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1220	1072	1255	1235	1302
Att/Det Gar Sqft	418	440	418	441	441	399
Prior Land	$21,300					
Prior Total	$121,900					
Comp Land Estimate	$26,100	$38,400	$27,900	$25,600	$26,100	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	3/2/2018	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$162,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$180,100	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$145.83	$104.76
Total Adj Factors	$95,800	$119,600	$116,300	$95,600	$104,800	$88,100
Adjusted Sale Price		$171,800	$175,200	$154,500	$171,100	$144,100
Comparable Estimate	$163,300 ($149.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-16	114.09-6-1	125.06-12-6	125.10-1-61	113.12-1-26	125.06-12-32
Owner	Nguyen Hien T	Roman, Brendan P	Tamulski, Travis T	Decmar Properties, LLC	Bell, Anthony M	Craven, Charles R II
Address	2 Hillpine Rd	55 Center Ave	95 Seine Dr	73 Strasbourg Dr	3 Marie Ave	140 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	100 x 116	85 x 120	50 x 105	55 x 110	50 x 112	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	7	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1160	1184	1296	1190	1144	1232
2nd Sty Area	1176	1240	1044	1040	1144	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 400
SFLA	2336	2424	2340	2230	2288	2464
Att/Det Gar Sqft		400			462	440
Prior Land	$26,000					
Prior Total	$175,000					
Comp Land Estimate	$33,900	$30,000	$16,300	$18,100	$15,900	$15,800
Sale Date		1/3/2019	4/23/2018	6/28/2018	12/27/2019	6/24/2019
Sale Price		$235,000	$145,000	$160,000	$185,000	$187,000
Time Adj Sale Price		$246,800	$160,300	$174,900	$187,500	$193,300
TADJSP/SQFT		$101.82	$68.50	$78.43	$81.95	$78.45
Total Adj Factors	$135,900	$128,100	$68,800	$94,000	$98,600	$106,800
Adjusted Sale Price		$254,600	$227,400	$216,800	$224,800	$222,400
Comparable Estimate	$229,200 ($98.12/SFLA)					

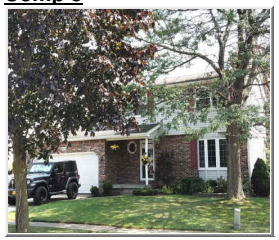
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-6	114.17-6-1	114.19-2-77	114.19-2-10	114.19-1-71	114.17-8-5
Owner	Eckel, Anne Marie	Koch, Brian	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Marr, Michael J
Address	5 Hillpine Rd	3 Butternut Rd	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	49 x 172	85 x 120	64 x 120	60 x 120	65 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1988 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 425	C Average 105	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 0	4 Full 2	3 Partial 2	3 Partial 2	4 Full 1
1st Sty Area	1409	1292	1396	1340	1008	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	425 0	528 0	438 0	373 300	660 0	225 0
SFLA	1834	1820	1834	1713	1668	1305
Att/Det Gar Sqft		242				
Prior Land	$21,800					
Prior Total	$148,100					
Comp Land Estimate	$25,700	$31,800	$26,700	$25,500	$27,000	$27,800
Sale Date		8/25/2020	9/12/2018	10/19/2018	5/23/2018	9/28/2018
Sale Price		$215,000	$195,000	$215,000	$190,000	$175,000
Time Adj Sale Price		$215,000	$209,600	$229,800	$208,900	$188,100
TADJSP/SQFT		$118.13	$114.29	$134.15	$125.24	$144.14
Total Adj Factors	$124,100	$131,300	$126,700	$122,900	$116,700	$112,700
Adjusted Sale Price		$207,800	$207,000	$231,000	$216,300	$199,500
Comparable Estimate	$212,300 ($115.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-17	114.17-3-8	114.13-2-18	114.13-2-46	113.20-5-36	114.17-3-24
Owner	Klubek, Ronald L	Krempa, Jonathan J	Joy, Geoffrey	Tomasello, Susan L	Kaska, Julie	Morrissey, Terrence
Address	6 Hillpine Rd	109 Hillpine Rd	232 Losson Rd	80 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	97 x 120	60 x 145	62 x 120	60 x 120	131 x 115	60 x 121
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	1987 / 0	1989 / 0	1990 / 0	2003 / 0	1987 / 0	1989 / 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 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1072	1235	1004	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1024	1072	1235	1004	1220	1255
Att/Det Gar Sqft	418	418	441	414	440	441
Prior Land	$26,000					
Prior Total	$105,000					
Comp Land Estimate	$34,000	$27,900	$26,100	$25,500	$38,400	$25,600
Sale Date		7/6/2018	3/2/2018	8/9/2019	9/11/2018	2/11/2020
Sale Price		$180,000	$162,000	$170,000	$182,000	$153,000
Time Adj Sale Price		$195,700	$180,100	$174,600	$195,600	$154,300
TADJSP/SQFT		$182.56	$145.83	$173.90	$160.33	$122.95
Total Adj Factors	$97,600	$116,300	$104,800	$101,500	$119,600	$95,600
Adjusted Sale Price		$177,000	$172,900	$170,700	$173,600	$156,300
Comparable Estimate	$170,100 ($166.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-7	114.13-2-18	114.17-3-8	113.20-5-36	114.17-3-24	114.13-2-46
Owner	Kozlowski, Alfred A	Joy, Geoffrey	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence	Tomasello, Susan L
Address	9 Hillpine Rd	232 Losson Rd	109 Hillpine Rd	26 Redoak Dr	173 Hillpine Rd	80 Elmleaf 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 172	62 x 120	60 x 145	131 x 115	60 x 121	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1990 / 0	1989 / 0	1987 / 0	1989 / 0	2003 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	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 No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1235	1072	1220	1255	1004
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1092	1235	1072	1220	1255	1004
Att/Det Gar Sqft	418	441	418	440	441	414
Prior Land	$25,100					
Prior Total	$121,000					
Comp Land Estimate	$31,100	$26,100	$27,900	$38,400	$25,600	$25,500
Sale Date		3/2/2018	7/6/2018	9/11/2018	2/11/2020	8/9/2019
Sale Price		$162,000	$180,000	$182,000	$153,000	$170,000
Time Adj Sale Price		$180,100	$195,700	$195,600	$154,300	$174,600
TADJSP/SQFT		$145.83	$182.56	$160.33	$122.95	$173.90
Total Adj Factors	$99,600	$104,800	$116,300	$119,600	$95,600	$101,500
Adjusted Sale Price		$174,900	$179,000	$175,600	$158,300	$172,700
Comparable Estimate	$172,100 ($157.6/SFLA)					

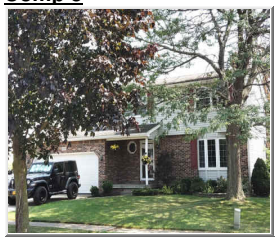
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

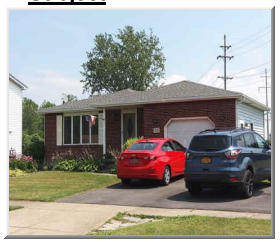
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-18	114.17-3-8	114.13-2-46	114.13-2-18	113.20-5-36	114.17-3-24
Owner	Tolbert, Deborah M	Krempa, Jonathan J	Tomasello, Susan L	Joy, Geoffrey	Kaska, Julie	Morrissey, Terrence
Address	10 Hillpine Rd	109 Hillpine Rd	80 Elmleaf Dr	232 Losson Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	60 x 145	60 x 120	62 x 120	131 x 115	60 x 121
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	1985 / 0	1989 / 0	2003 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1004	1235	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1004	1235	1220	1255
Att/Det Gar Sqft	308	418	414	441	440	441
Prior Land	$21,800					
Prior Total	$108,100					
Comp Land Estimate	$27,000	$27,900	$25,500	$26,100	$38,400	$25,600
Sale Date		7/6/2018	8/9/2019	3/2/2018	9/11/2018	2/11/2020
Sale Price		$180,000	$170,000	$162,000	$182,000	$153,000
Time Adj Sale Price		$195,700	$174,600	$180,100	$195,600	$154,300
TADJSP/SQFT		$182.56	$173.90	$145.83	$160.33	$122.95
Total Adj Factors	$86,900	$116,300	$101,500	$104,800	$119,600	$95,600
Adjusted Sale Price		$166,300	$160,000	$162,200	$162,900	$145,600
Comparable Estimate	$159,400 ($166.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-8	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Litz John D	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	13 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 157	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1986 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	860	632	848	874	813	796
2nd Sty Area	630	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1490	1520	1465	1515	1553	1381
Att/Det Gar Sqft	440	400	440	440	420	440
Prior Land	$26,300					
Prior Total	$156,000					
Comp Land Estimate	$33,900	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$117,700	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$210,500	$234,800	$224,700	$208,700	$233,400
Comparable Estimate	$222,400 ($149.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-19	114.17-3-8	114.13-2-18	114.13-2-46	113.20-5-36	114.17-3-24
Owner	Glinski, Daniel J Jr	Krempa, Jonathan J	Joy, Geoffrey	Tomasello, Susan L	Kaska, Julie	Morrissey, Terrence
Address	14 Hillpine Rd	109 Hillpine Rd	232 Losson Rd	80 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	86 x 108	60 x 145	62 x 120	60 x 120	131 x 115	60 x 121
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	1986 / 0	1989 / 0	1990 / 0	2003 / 0	1987 / 0	1989 / 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 110	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	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1072	1235	1004	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1018	1072	1235	1004	1220	1255
Att/Det Gar Sqft	440	418	441	414	440	441
Prior Land	$23,500					
Prior Total	$125,000					
Comp Land Estimate	$30,400	$27,900	$26,100	$25,500	$38,400	$25,600
Sale Date		7/6/2018	3/2/2018	8/9/2019	9/11/2018	2/11/2020
Sale Price		$180,000	$162,000	$170,000	$182,000	$153,000
Time Adj Sale Price		$195,700	$180,100	$174,600	$195,600	$154,300
TADJSP/SQFT		$182.56	$145.83	$173.90	$160.33	$122.95
Total Adj Factors	$103,800	$116,300	$104,800	$101,500	$119,600	$95,600
Adjusted Sale Price		$183,200	$179,100	$176,900	$179,800	$162,500
Comparable Estimate	$176,300 ($173.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-9	114.13-2-18	113.20-5-36	114.17-3-24	113.20-5-2	114.17-3-8
Owner	Jarczewski, Deborah D	Joy, Geoffrey	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Krempa, Jonathan J
Address	17 Hillpine Rd	232 Losson Rd	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 148	62 x 120	131 x 115	60 x 121	73 x 120	60 x 145
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	1986 / 0	1990 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1228	1235	1220	1255	1302	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1228	1235	1220	1255	1302	1072
Att/Det Gar Sqft	430	441	440	441	399	418
Prior Land	$25,700					
Prior Total	$136,900					
Comp Land Estimate	$33,100	$26,100	$38,400	$25,600	$29,400	$27,900
Sale Date		3/2/2018	9/11/2018	2/11/2020	5/24/2019	7/6/2018
Sale Price		$162,000	$182,000	$153,000	$131,500	$180,000
Time Adj Sale Price		$180,100	$195,600	$154,300	$136,400	$195,700
TADJSP/SQFT		$145.83	$160.33	$122.95	$104.76	$182.56
Total Adj Factors	$108,200	$104,800	$119,600	$95,600	$88,100	$116,300
Adjusted Sale Price		$183,500	$184,200	$166,900	$156,500	$187,600
Comparable Estimate	$175,700 ($143.08/SFLA)					

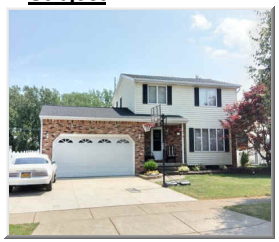
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-10	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Stephan, Thomas	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	21 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 145	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1986 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	860	632	848	874	813	796
2nd Sty Area	630	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1490	1520	1465	1515	1553	1381
Att/Det Gar Sqft	440	400	440	440	420	440
Prior Land	$25,500					
Prior Total	$160,000					
Comp Land Estimate	$32,900	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$126,300	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$219,100	$243,400	$233,300	$217,300	$242,000
Comparable Estimate	$231,000 ($155.03/SFLA)					

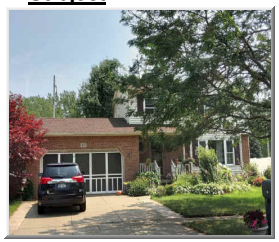
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-11	114.17-3-8	114.13-2-18	114.13-2-46	113.20-5-36	114.17-3-24
Owner	Roma Philip J & W	Krempa, Jonathan J	Joy, Geoffrey	Tomasello, Susan L	Kaska, Julie	Morrissey, Terrence
Address	25 Hillpine Rd	109 Hillpine Rd	232 Losson Rd	80 Elmleaf Dr	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	124 x 145	60 x 145	62 x 120	60 x 120	131 x 115	60 x 121
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	1988 / 0	1989 / 0	1990 / 0	2003 / 0	1987 / 0	1989 / 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 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	1072	1235	1004	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	984	1072	1235	1004	1220	1255
Att/Det Gar Sqft	360	418	441	414	440	441
Prior Land	$32,100					
Prior Total	$120,000					
Comp Land Estimate	$42,200	$27,900	$26,100	$25,500	$38,400	$25,600
Sale Date		7/6/2018	3/2/2018	8/9/2019	9/11/2018	2/11/2020
Sale Price		$180,000	$162,000	$170,000	$182,000	$153,000
Time Adj Sale Price		$195,700	$180,100	$174,600	$195,600	$154,300
TADJSP/SQFT		$182.56	$145.83	$173.90	$160.33	$122.95
Total Adj Factors	$99,500	$116,300	$104,800	$101,500	$119,600	$95,600
Adjusted Sale Price		$178,900	$174,800	$172,600	$175,500	$158,200
Comparable Estimate	$172,000 ($174.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-12	114.09-6-1	125.06-12-6	114.20-6-12.1	114.02-4-48	125.10-1-61
Owner	Williams, Justin	Roman, Brendan P	Tamulski, Travis T	Gapinski, April B	Hawthorne-Greer, Keris	Decmar Properties, LLC
Address	29 Hillpine Rd	55 Center Ave	95 Seine Dr	773 Borden Rd	1339 Borden Rd	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	127	123	125
School Code	143001	143001	146801	143007	143007	146801
Site No.	1	1	1	1	1	1
Land Size	124 x 145	85 x 120	50 x 105	105 x 306	75 x 181	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1969 / 0	1986 / 0	1988 / 0	1969 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	4	6	7
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 2	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	1184	1296	1152	1149	1190
2nd Sty Area	1176	1240	1044	1152	1134	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 240
SFLA	2352	2424	2340	2304	2283	2230
Att/Det Gar Sqft	576	400				
Prior Land	$32,100					
Prior Total	$189,000					
Comp Land Estimate	$42,200	$30,000	$16,300	$34,400	$32,600	$18,100
Sale Date		1/3/2019	4/23/2018	10/26/2020	7/19/2018	6/28/2018
Sale Price		$235,000	$145,000	$260,000	$250,000	$160,000
Time Adj Sale Price		$246,800	$160,300	$260,000	$271,800	$174,900
TADJSP/SQFT		$101.82	$68.50	$112.85	$119.05	$78.43
Total Adj Factors	$176,000	$128,100	$68,800	$142,600	$134,300	$94,000
Adjusted Sale Price		$294,700	$267,500	$293,400	$313,500	$256,900
Comparable Estimate	$285,200 ($121.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-13	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Keeves, Christine	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	33 Hillpine Rd	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 145	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 700	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	4	3	3	3	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	936	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	700 0	400 0	442 0	624 0	624 0	625 0
SFLA	1636	1620	1440	1806	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$24,400					
Prior Total	$157,285					
Comp Land Estimate	$29,200	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$130,400	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$192,600	$199,400	$200,500	$209,400	$210,200
Comparable Estimate	$202,400 ($123.72/SFLA)					

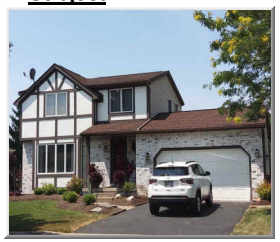
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-14	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.18-3-25
Owner	Measer, Michael A	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Waag, Brian
Address	37 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 145	63 x 145	60 x 120	66 x 119	70 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	1990 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	695	796	848	632	874	676
2nd Sty Area	692	585	617	888	641	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 275
SFLA	1387	1381	1465	1520	1515	1401
Att/Det Gar Sqft	460	440	440	400	440	480
Prior Land	$23,500					
Prior Total	$155,000					
Comp Land Estimate	$28,900	$27,900	$28,900	$25,500	$27,200	$29,600
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	8/25/2020
Sale Price		$223,000	$210,000	$207,000	$206,500	$189,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$189,000
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$134.90
Total Adj Factors	$107,300	$107,300	$115,100	$114,900	$115,000	$109,700
Adjusted Sale Price		$223,000	$224,400	$200,100	$214,300	$186,600
Comparable Estimate	$209,700 ($151.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-15	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.18-3-25
Owner	Reinhardt, David	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Waag, Brian
Address	41 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	233 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 145	63 x 145	60 x 120	66 x 119	70 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	1990 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	687	796	848	632	874	676
2nd Sty Area	702	585	617	888	641	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 275
SFLA	1389	1381	1465	1520	1515	1401
Att/Det Gar Sqft	440	440	440	400	440	480
Prior Land	$23,500					
Prior Total	$155,000					
Comp Land Estimate	$28,900	$27,900	$28,900	$25,500	$27,200	$29,600
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	8/25/2020
Sale Price		$223,000	$210,000	$207,000	$206,500	$189,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$189,000
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$134.90
Total Adj Factors	$107,100	$107,300	$115,100	$114,900	$115,000	$109,700
Adjusted Sale Price		$222,800	$224,200	$199,900	$214,100	$186,400
Comparable Estimate	$209,500 ($150.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-16	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Walsh, Thomas J	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	45 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1990 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	636	796	848	632	874	813
2nd Sty Area	640	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1276	1381	1465	1520	1515	1553
Att/Det Gar Sqft	460	440	440	400	440	420
Prior Land	$23,500					
Prior Total	$150,000					
Comp Land Estimate	$28,900	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$101,500	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$217,200	$218,600	$194,300	$208,500	$192,500
Comparable Estimate	$206,200 ($161.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-17	114.17-5-30	114.17-6-11	113.20-5-11	114.17-5-22	114.17-2-24
Owner	Galante Michael A & W	McCabe, Shawn P Jr	Kleinfelder, Michael R	Gould, David	Hill, Stephen J	Benning, Natasha
Address	49 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	133 Losson Rd	249 Hillpine Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	59 x 116	60 x 120	85 x 120	66 x 119	63 x 145
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	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	627	813	632	954	874	848
2nd Sty Area	974	740	888	666	641	617
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1601	1553	1520	1620	1515	1465
Att/Det Gar Sqft	399	420	400	441	440	440
Prior Land	$23,500					
Prior Total	$164,000					
Comp Land Estimate	$28,900	$24,800	$25,500	$31,800	$27,200	$28,900
Sale Date		12/30/2019	5/20/2020	3/5/2018	9/5/2018	4/25/2018
Sale Price		$205,000	$207,000	$180,000	$206,500	$210,000
Time Adj Sale Price		$207,700	$207,700	$200,100	$222,000	$232,200
TADJSP/SQFT		$133.74	$136.64	$123.52	$146.53	$158.50
Total Adj Factors	$117,700	$116,700	$114,900	$132,500	$115,000	$115,100
Adjusted Sale Price		$208,700	$210,500	$185,300	$224,700	$234,800
Comparable Estimate	$212,800 ($132.92/SFLA)					

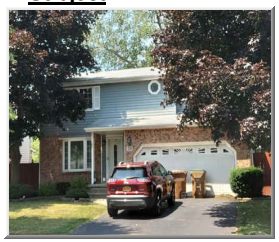
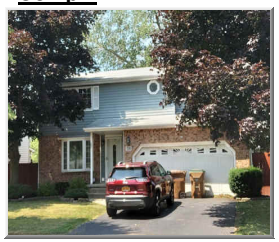
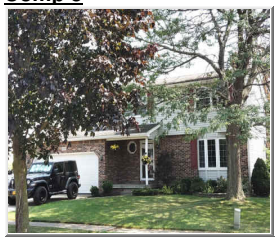
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-9	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Grabski, Valerie M	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	50 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1990 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	686	796	848	632	874	813
2nd Sty Area	691	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1377	1381	1465	1520	1515	1553
Att/Det Gar Sqft	440	440	440	400	440	420
Prior Land	$24,600					
Prior Total	$155,000					
Comp Land Estimate	$31,800	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$108,700	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$224,400	$225,800	$201,500	$215,700	$199,700
Comparable Estimate	$213,400 ($154.97/SFLA)					

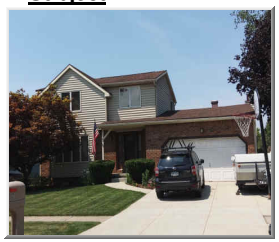
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-18	114.17-3-8	114.17-3-24	114.13-2-46	114.13-2-18	113.20-5-36
Owner	Koprevich, Virginia	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Joy, Geoffrey	Kaska, Julie
Address	53 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 145	60 x 121	60 x 120	62 x 120	131 x 115
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	1988 / 0	1989 / 0	1989 / 0	2003 / 0	1990 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1004	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1004	1235	1220
Att/Det Gar Sqft	440	418	441	414	441	440
Prior Land	$23,500					
Prior Total	$119,000					
Comp Land Estimate	$28,900	$27,900	$25,600	$25,500	$26,100	$38,400
Sale Date		7/6/2018	2/11/2020	8/9/2019	3/2/2018	9/11/2018
Sale Price		$180,000	$153,000	$170,000	$162,000	$182,000
Time Adj Sale Price		$195,700	$154,300	$174,600	$180,100	$195,600
TADJSP/SQFT		$182.56	$122.95	$173.90	$145.83	$160.33
Total Adj Factors	$95,400	$116,300	$95,600	$101,500	$104,800	$119,600
Adjusted Sale Price		$174,800	$154,100	$168,500	$170,700	$171,400
Comparable Estimate	$167,900 ($174.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-10	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Chludzinski, Michael J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	54 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 374	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$21,000					
Prior Total	$111,900					
Comp Land Estimate	$25,500	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,800	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$168,200	$147,500	$164,800	$161,900	$164,100
Comparable Estimate	$161,300 ($168.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-19	114.17-6-11	114.17-5-30	114.17-5-22	114.17-2-24	113.20-5-11
Owner	Pawlowski, Lawrence	Kleinfelder, Michael R	McCabe, Shawn P Jr	Hill, Stephen J	Benning, Natasha	Gould, David
Address	57 Hillpine Rd	58 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 144	60 x 120	59 x 116	66 x 119	63 x 145	85 x 120
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	1988 / 0	1987 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	903	632	813	874	848	954
2nd Sty Area	642	888	740	641	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1545	1520	1553	1515	1465	1620
Att/Det Gar Sqft	484	400	420	440	440	441
Prior Land	$23,400					
Prior Total	$160,000					
Comp Land Estimate	$28,800	$25,500	$24,800	$27,200	$28,900	$31,800
Sale Date		5/20/2020	12/30/2019	9/5/2018	4/25/2018	3/5/2018
Sale Price		$207,000	$205,000	$206,500	$210,000	$180,000
Time Adj Sale Price		$207,700	$207,700	$222,000	$232,200	$200,100
TADJSP/SQFT		$136.64	$133.74	$146.53	$158.50	$123.52
Total Adj Factors	$115,900	$114,900	$116,700	$115,000	$115,100	$132,500
Adjusted Sale Price		$208,700	$206,900	$222,900	$233,000	$183,500
Comparable Estimate	$211,000 ($136.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-11	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Kleinfelder, Michael R	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	58 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	632	632	848	874	813	796
2nd Sty Area	888	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1520	1520	1465	1515	1553	1381
Att/Det Gar Sqft	400	400	440	440	420	440
Prior Land	$21,000					
Prior Total	$156,000					
Comp Land Estimate	$25,500	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$114,900	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$207,700	$232,000	$221,900	$205,900	$230,600
Comparable Estimate	$219,600 ($144.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-20	114.17-3-8	114.17-3-24	114.13-2-46	114.13-2-18	113.20-5-36
Owner	Kinson Mary C	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Joy, Geoffrey	Kaska, Julie
Address	61 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 143	60 x 145	60 x 121	60 x 120	62 x 120	131 x 115
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	1989 / 0	1989 / 0	1989 / 0	2003 / 0	1990 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1004	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1004	1235	1220
Att/Det Gar Sqft	308	418	441	414	441	440
Prior Land	$23,400					
Prior Total	$116,000					
Comp Land Estimate	$28,800	$27,900	$25,600	$25,500	$26,100	$38,400
Sale Date		7/6/2018	2/11/2020	8/9/2019	3/2/2018	9/11/2018
Sale Price		$180,000	$153,000	$170,000	$162,000	$182,000
Time Adj Sale Price		$195,700	$154,300	$174,600	$180,100	$195,600
TADJSP/SQFT		$182.56	$122.95	$173.90	$145.83	$160.33
Total Adj Factors	$92,200	$116,300	$95,600	$101,500	$104,800	$119,600
Adjusted Sale Price		$171,600	$150,900	$165,300	$167,500	$168,200
Comparable Estimate	$164,700 ($171.56/SFLA)					

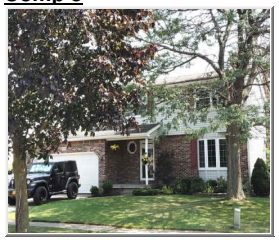
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-12	114.17-2-24	114.17-6-11	114.17-5-22	114.17-3-7	114.17-5-30
Owner	Norton Matthew	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Seiser, Gregory	McCabe, Shawn P Jr
Address	62 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	105 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 163	63 x 145	60 x 120	66 x 119	60 x 145	59 x 116
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	838	848	632	874	796	813
2nd Sty Area	625	617	888	641	585	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1463	1465	1520	1515	1381	1553
Att/Det Gar Sqft	418	440	400	440	440	420
Prior Land	$24,100					
Prior Total	$155,000					
Comp Land Estimate	$29,200	$28,900	$25,500	$27,200	$27,900	$24,800
Sale Date		4/25/2018	5/20/2020	9/5/2018	10/2/2020	12/30/2019
Sale Price		$210,000	$207,000	$206,500	$223,000	$205,000
Time Adj Sale Price		$232,200	$207,700	$222,000	$223,000	$207,700
TADJSP/SQFT		$158.50	$136.64	$146.53	$161.48	$133.74
Total Adj Factors	$113,400	$115,100	$114,900	$115,000	$107,300	$116,700
Adjusted Sale Price		$230,500	$206,200	$220,400	$229,100	$204,400
Comparable Estimate	$218,100 ($149.08/SFLA)					

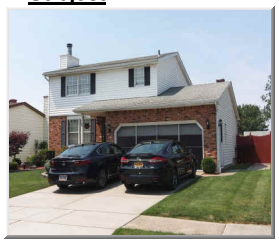
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-21	114.17-6-11	114.17-5-30	114.17-5-22	114.17-2-24	113.20-5-11
Owner	Molina, Lori J	Kleinfelder, Michael R	McCabe, Shawn P Jr	Hill, Stephen J	Benning, Natasha	Gould, David
Address	65 Hillpine Rd	58 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	61 x 140	60 x 120	59 x 116	66 x 119	63 x 145	85 x 120
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	1988 / 0	1987 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	907	632	813	874	848	954
2nd Sty Area	671	888	740	641	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1578	1520	1553	1515	1465	1620
Att/Det Gar Sqft	440	400	420	440	440	441
Prior Land	$22,800					
Prior Total	$158,100					
Comp Land Estimate	$27,900	$25,500	$24,800	$27,200	$28,900	$31,800
Sale Date		5/20/2020	12/30/2019	9/5/2018	4/25/2018	3/5/2018
Sale Price		$207,000	$205,000	$206,500	$210,000	$180,000
Time Adj Sale Price		$207,700	$207,700	$222,000	$232,200	$200,100
TADJSP/SQFT		$136.64	$133.74	$146.53	$158.50	$123.52
Total Adj Factors	$117,900	$114,900	$116,700	$115,000	$115,100	$132,500
Adjusted Sale Price		$210,700	$208,900	$224,900	$235,000	$185,500
Comparable Estimate	$213,000 ($134.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-13.1	114.17-2-24	114.17-6-11	114.17-5-22	114.17-3-7	114.17-5-30
Owner	Wenk, Denise M	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Seiser, Gregory	McCabe, Shawn P Jr
Address	66 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	105 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 202	63 x 145	60 x 120	66 x 119	60 x 145	59 x 116
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	848	632	874	796	813
2nd Sty Area	625	617	888	641	585	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1465	1465	1520	1515	1381	1553
Att/Det Gar Sqft	440	440	400	440	440	420
Prior Land	$26,000					
Prior Total	$143,100					
Comp Land Estimate	$31,900	$28,900	$25,500	$27,200	$27,900	$24,800
Sale Date		4/25/2018	5/20/2020	9/5/2018	10/2/2020	12/30/2019
Sale Price		$210,000	$207,000	$206,500	$223,000	$205,000
Time Adj Sale Price		$232,200	$207,700	$222,000	$223,000	$207,700
TADJSP/SQFT		$158.50	$136.64	$146.53	$161.48	$133.74
Total Adj Factors	$114,800	$115,100	$114,900	$115,000	$107,300	$116,700
Adjusted Sale Price		$231,900	$207,600	$221,800	$230,500	$205,800
Comparable Estimate	$219,500 ($149.83/SFLA)					

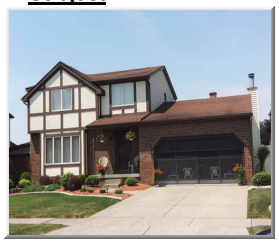
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-22	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Reese, William F	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	69 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 143	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1987 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	625	796	848	632	874	813
2nd Sty Area	625	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1250	1381	1465	1520	1515	1553
Att/Det Gar Sqft	440	440	440	400	440	420
Prior Land	$23,400					
Prior Total	$150,000					
Comp Land Estimate	$28,800	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$102,400	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$218,100	$219,500	$195,200	$209,400	$193,400
Comparable Estimate	$207,100 ($165.68/SFLA)					

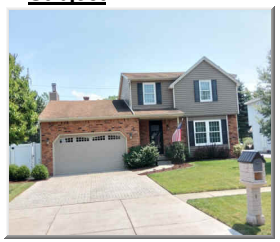
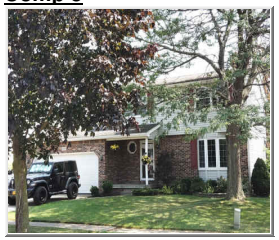
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-14.1	114.17-6-11	114.17-5-22	114.17-2-24	114.17-5-30	114.17-3-7
Owner	Cave, Robert C	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Seiser, Gregory
Address	70 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 202	60 x 120	66 x 119	63 x 145	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	632	874	848	813	796
2nd Sty Area	650	888	641	617	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1530	1520	1515	1465	1553	1381
Att/Det Gar Sqft	340	400	440	440	420	440
Prior Land	$25,600					
Prior Total	$145,450					
Comp Land Estimate	$31,100	$25,500	$27,200	$28,900	$24,800	$27,900
Sale Date		5/20/2020	9/5/2018	4/25/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$206,500	$210,000	$205,000	$223,000
Time Adj Sale Price		$207,700	$222,000	$232,200	$207,700	$223,000
TADJSP/SQFT		$136.64	$146.53	$158.50	$133.74	$161.48
Total Adj Factors	$118,900	$114,900	$115,000	$115,100	$116,700	$107,300
Adjusted Sale Price		$211,700	$225,900	$236,000	$209,900	$234,600
Comparable Estimate	$223,600 ($146.14/SFLA)					

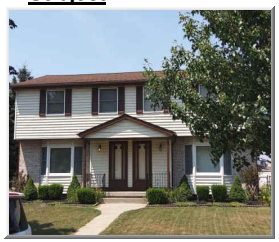
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-23	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Doster Ronald A	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	73 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	632	848	874	813	796
2nd Sty Area	630	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1518	1520	1465	1515	1553	1381
Att/Det Gar Sqft	440	400	440	440	420	440
Prior Land	$23,500					
Prior Total	$154,000					
Comp Land Estimate	$28,900	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$113,900	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$206,700	$231,000	$220,900	$204,900	$229,600
Comparable Estimate	$218,600 ($144.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-15	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Maciuba, Carl J	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	74 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1987 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	632	796	848	632	874	813
2nd Sty Area	700	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1332	1381	1465	1520	1515	1553
Att/Det Gar Sqft	400	440	440	400	440	420
Prior Land	$21,000					
Prior Total	$156,000					
Comp Land Estimate	$25,500	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$112,500	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$228,200	$229,600	$205,300	$219,500	$203,500
Comparable Estimate	$217,200 ($163.06/SFLA)					

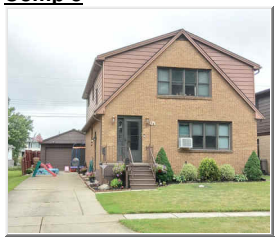
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-24	114.17-2-24	114.17-6-11	114.17-5-22	114.17-3-7	114.17-5-30
Owner	Benning, Natasha	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	Seiser, Gregory	McCabe, Shawn P Jr
Address	77 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	105 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	63 x 145	60 x 120	66 x 119	60 x 145	59 x 116
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	848	848	632	874	796	813
2nd Sty Area	617	617	888	641	585	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1465	1465	1520	1515	1381	1553
Att/Det Gar Sqft	440	440	400	440	440	420
Prior Land	$23,500					
Prior Total	$154,000					
Comp Land Estimate	$28,900	$28,900	$25,500	$27,200	$27,900	$24,800
Sale Date		4/25/2018	5/20/2020	9/5/2018	10/2/2020	12/30/2019
Sale Price		$210,000	$207,000	$206,500	$223,000	$205,000
Time Adj Sale Price		$232,200	$207,700	$222,000	$223,000	$207,700
TADJSP/SQFT		$158.50	$136.64	$146.53	$161.48	$133.74
Total Adj Factors	$115,100	$115,100	$114,900	$115,000	$107,300	$116,700
Adjusted Sale Price		$232,200	$207,900	$222,100	$230,800	$206,100
Comparable Estimate	$219,800 ($150.03/SFLA)					

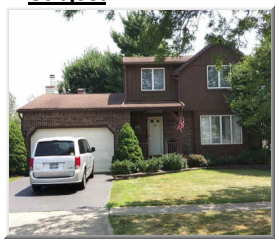
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-16	114.17-2-24	114.17-5-22	114.17-6-11	114.17-3-7	114.17-5-30
Owner	Gibbons, Leo C Jr	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R	Seiser, Gregory	McCabe, Shawn P Jr
Address	78 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	105 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	63 x 145	66 x 119	60 x 120	60 x 145	59 x 116
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	1989 / 0	1987 / 0	1989 / 0	1987 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	838	848	874	632	796	813
2nd Sty Area	616	617	641	888	585	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1454	1465	1515	1520	1381	1553
Att/Det Gar Sqft	418	440	440	400	440	420
Prior Land	$21,000					
Prior Total	$160,000					
Comp Land Estimate	$25,500	$28,900	$27,200	$25,500	$27,900	$24,800
Sale Date		4/25/2018	9/5/2018	5/20/2020	10/2/2020	12/30/2019
Sale Price		$210,000	$206,500	$207,000	$223,000	$205,000
Time Adj Sale Price		$232,200	$222,000	$207,700	$223,000	$207,700
TADJSP/SQFT		$158.50	$146.53	$136.64	$161.48	$133.74
Total Adj Factors	$117,100	$115,100	$115,000	$114,900	$107,300	$116,700
Adjusted Sale Price		$234,200	$224,100	$209,900	$232,800	$208,100
Comparable Estimate	$221,800 ($152.54/SFLA)					

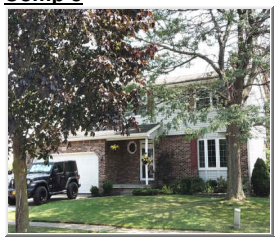
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-1	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Zaranek, John C	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	81 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 145	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	891	632	848	874	813	796
2nd Sty Area	617	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1508	1520	1465	1515	1553	1381
Att/Det Gar Sqft	400	400	440	440	420	440
Prior Land	$23,500					
Prior Total	$159,000					
Comp Land Estimate	$28,900	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$130,400	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$223,200	$247,500	$237,400	$221,400	$246,100
Comparable Estimate	$235,100 ($155.9/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-6-17	114.09-6-1	125.06-12-32	125.06-12-6	113.50-5-5	125.10-1-61
Owner	Jones, Evan Thomas	Roman, Brendan P	Craven, Charles R II	Tamulski, Travis T	Al Mamun, Abdullah	Decmar Properties, LLC
Address	82 Hillpine Rd	55 Center Ave	140 Seine Dr	95 Seine Dr	14 Fairoaks Ln	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 100	50 x 105	50 x 105	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1968 / 0	1969 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	5	6	7
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1312	1184	1232	1296	1218	1190
2nd Sty Area	1176	1240	1232	1044	1218	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 750	0 240
SFLA	2488	2424	2464	2340	2436	2230
Att/Det Gar Sqft	600	400	440		400	
Prior Land	$24,600					
Prior Total	$185,000					
Comp Land Estimate	$31,800	$30,000	$15,800	$16,300	$15,300	$18,100
Sale Date		1/3/2019	6/24/2019	4/23/2018	9/29/2020	6/28/2018
Sale Price		$235,000	$187,000	$145,000	$216,000	$160,000
Time Adj Sale Price		$246,800	$193,300	$160,300	$216,000	$174,900
TADJSP/SQFT		$101.82	$78.45	$68.50	$88.67	$78.43
Total Adj Factors	$148,400	$128,100	$106,800	$68,800	$102,200	$94,000
Adjusted Sale Price		$267,100	$234,900	$239,900	$262,200	$229,300
Comparable Estimate	$246,700 ($99.16/SFLA)					

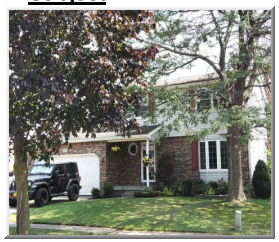
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-2	125.11-6-15	114.09-6-1	125.06-12-32	125.11-6-10	125.06-12-6
Owner	Glieco, Frank Paul	Saleh, Abdulnaser	Roman, Brendan P	Craven, Charles R II	Piparo, Darlene	Tamulski, Travis T
Address	85 Hillpine Rd	69 Pheasant Ln	55 Center Ave	140 Seine Dr	49 Pheasant Ln	95 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	127	123	125	127	125
School Code	143001	146801	143001	146801	146801	146801
Site No.	1	1	1	1	1	1
Land Size	75 x 145	60 x 139	85 x 120	50 x 100	60 x 139	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1970 / 0	1994 / 0	1968 / 0	1970 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	4	6	6	5
Full/Half Baths	3 / 0	2 / 2	2 / 0	2 / 0	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	3 Partial 0	1 Slab/pier 0
1st Sty Area	1536	1268	1184	1232	1224	1296
2nd Sty Area	1368	1632	1240	1232	1632	1044
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2904	2900	2424	2464	2856	2340
Att/Det Gar Sqft	528	418	400	440	600	
Prior Land	$25,500					
Prior Total	$212,600					
Comp Land Estimate	$32,900	$22,000	$30,000	$15,800	$22,000	$16,300
Sale Date		10/2/2020	1/3/2019	6/24/2019	11/9/2018	4/23/2018
Sale Price		$175,000	$235,000	$187,000	$150,000	$145,000
Time Adj Sale Price		$175,000	$246,800	$193,300	$159,400	$160,300
TADJSP/SQFT		$60.34	$101.82	$78.45	$55.81	$68.50
Total Adj Factors	$175,200	$106,700	$128,100	$106,800	$82,000	$68,800
Adjusted Sale Price		$243,500	$293,900	$261,700	$252,600	$266,700
Comparable Estimate	$263,700 ($90.81/SFLA)					

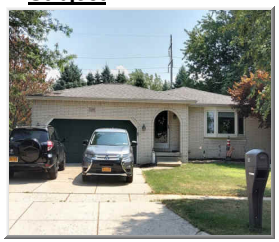
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-3	114.09-6-1	125.06-12-32	125.06-12-6	113.34-1-21	113.50-5-5
Owner	SJUST Properties, LLC	Roman, Brendan P	Craven, Charles R II	Tamulski, Travis T	Ostrowski, Gary J	Al Mamun, Abdullah
Address	89 Hillpine Rd	55 Center Ave	140 Seine Dr	95 Seine Dr	39 Sandy Ln	14 Fairoaks 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	124	123	125	125	122	122
School Code	143001	143001	146801	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	75 x 145	85 x 120	50 x 100	50 x 105	59 x 185	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1989 / 0	1994 / 0	1968 / 0	1969 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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	5	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1505	1184	1232	1296	1236	1218
2nd Sty Area	1189	1240	1232	1044	1296	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 750
SFLA	2694	2424	2464	2340	2532	2436
Att/Det Gar Sqft	600	400	440		418	400
Prior Land	$25,500					
Prior Total	$193,000					
Comp Land Estimate	$32,900	$30,000	$15,800	$16,300	$21,800	$15,300
Sale Date		1/3/2019	6/24/2019	4/23/2018	9/13/2019	9/29/2020
Sale Price		$235,000	$187,000	$145,000	$200,000	$216,000
Time Adj Sale Price		$246,800	$193,300	$160,300	$204,700	$216,000
TADJSP/SQFT		$101.82	$78.45	$68.50	$80.85	$88.67
Total Adj Factors	$157,900	$128,100	$106,800	$68,800	$107,900	$102,200
Adjusted Sale Price		$276,600	$244,400	$249,400	$254,700	$271,700
Comparable Estimate	$259,400 ($96.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-4	114.17-6-11	114.17-5-22	114.17-2-24	114.17-5-30	114.17-3-7
Owner	Coursey, Ronald P	Kleinfelder, Michael R	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Seiser, Gregory
Address	93 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 120	66 x 119	63 x 145	59 x 116	60 x 145
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	1987 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	868	632	874	848	813	796
2nd Sty Area	652	888	641	617	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1520	1520	1515	1465	1553	1381
Att/Det Gar Sqft	418	400	440	440	420	440
Prior Land	$23,000					
Prior Total	$154,000					
Comp Land Estimate	$27,900	$25,500	$27,200	$28,900	$24,800	$27,900
Sale Date		5/20/2020	9/5/2018	4/25/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$206,500	$210,000	$205,000	$223,000
Time Adj Sale Price		$207,700	$222,000	$232,200	$207,700	$223,000
TADJSP/SQFT		$136.64	$146.53	$158.50	$133.74	$161.48
Total Adj Factors	$117,000	$114,900	$115,000	$115,100	$116,700	$107,300
Adjusted Sale Price		$209,800	$224,000	$234,100	$208,000	$232,700
Comparable Estimate	$221,700 ($145.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-5	114.17-5-22	114.17-2-24	114.17-6-11	114.17-5-30	114.17-3-7
Owner	Serio Nicholas P &	Hill, Stephen J	Benning, Natasha	Kleinfelder, Michael R	McCabe, Shawn P Jr	Seiser, Gregory
Address	97 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	66 x 119	63 x 145	60 x 120	59 x 116	60 x 145
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	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	871	874	848	632	813	796
2nd Sty Area	616	641	617	888	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1487	1515	1465	1520	1553	1381
Att/Det Gar Sqft	440	440	440	400	420	440
Prior Land	$23,000					
Prior Total	$154,000					
Comp Land Estimate	$27,900	$27,200	$28,900	$25,500	$24,800	$27,900
Sale Date		9/5/2018	4/25/2018	5/20/2020	12/30/2019	10/2/2020
Sale Price		$206,500	$210,000	$207,000	$205,000	$223,000
Time Adj Sale Price		$222,000	$232,200	$207,700	$207,700	$223,000
TADJSP/SQFT		$146.53	$158.50	$136.64	$133.74	$161.48
Total Adj Factors	$115,500	$115,000	$115,100	$114,900	$116,700	$107,300
Adjusted Sale Price		$222,500	$232,600	$208,300	$206,500	$231,200
Comparable Estimate	$220,200 ($148.08/SFLA)					

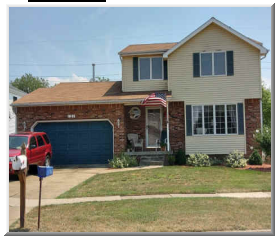
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-6	114.17-3-7	114.17-2-24	114.17-5-22	114.17-6-11	114.17-5-30
Owner	Spengler, Michael J	Seiser, Gregory	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R	McCabe, Shawn P Jr
Address	101 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	63 x 145	66 x 119	60 x 120	59 x 116
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	1989 / 0	1988 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	619	796	848	874	632	813
2nd Sty Area	625	585	617	641	888	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1244	1381	1465	1515	1520	1553
Att/Det Gar Sqft	322	440	440	440	400	420
Prior Land	$23,000					
Prior Total	$145,000					
Comp Land Estimate	$27,900	$27,900	$28,900	$27,200	$25,500	$24,800
Sale Date		10/2/2020	4/25/2018	9/5/2018	5/20/2020	12/30/2019
Sale Price		$223,000	$210,000	$206,500	$207,000	$205,000
Time Adj Sale Price		$223,000	$232,200	$222,000	$207,700	$207,700
TADJSP/SQFT		$161.48	$158.50	$146.53	$136.64	$133.74
Total Adj Factors	$98,300	$107,300	$115,100	$115,000	$114,900	$116,700
Adjusted Sale Price		$214,000	$215,400	$205,300	$191,100	$189,300
Comparable Estimate	$203,000 ($163.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-7	114.17-3-7	114.17-2-24	114.17-5-22	114.17-6-11	114.17-5-30
Owner	Seiser, Gregory	Seiser, Gregory	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R	McCabe, Shawn P Jr
Address	105 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	63 x 145	66 x 119	60 x 120	59 x 116
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	1988 / 0	1988 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	796	796	848	874	632	813
2nd Sty Area	585	585	617	641	888	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1381	1381	1465	1515	1520	1553
Att/Det Gar Sqft	440	440	440	440	400	420
Prior Land	$23,000					
Prior Total	$154,000					
Comp Land Estimate	$27,900	$27,900	$28,900	$27,200	$25,500	$24,800
Sale Date		10/2/2020	4/25/2018	9/5/2018	5/20/2020	12/30/2019
Sale Price		$223,000	$210,000	$206,500	$207,000	$205,000
Time Adj Sale Price		$223,000	$232,200	$222,000	$207,700	$207,700
TADJSP/SQFT		$161.48	$158.50	$146.53	$136.64	$133.74
Total Adj Factors	$107,300	$107,300	$115,100	$115,000	$114,900	$116,700
Adjusted Sale Price		$223,000	$224,400	$214,300	$200,100	$198,300
Comparable Estimate	$212,000 ($153.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-8	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-18	113.20-5-2
Owner	Krempa, Jonathan J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Joy, Geoffrey	Szymanski, Brian
Address	109 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	232 Losson Rd	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	60 x 121	131 x 115	62 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1988 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1072	1072	1255	1220	1235	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1072	1072	1255	1220	1235	1302
Att/Det Gar Sqft	418	418	441	440	441	399
Prior Land	$23,000					
Prior Total	$120,000					
Comp Land Estimate	$27,900	$27,900	$25,600	$38,400	$26,100	$29,400
Sale Date		7/6/2018	2/11/2020	9/11/2018	3/2/2018	5/24/2019
Sale Price		$180,000	$153,000	$182,000	$162,000	$131,500
Time Adj Sale Price		$195,700	$154,300	$195,600	$180,100	$136,400
TADJSP/SQFT		$182.56	$122.95	$160.33	$145.83	$104.76
Total Adj Factors	$116,300	$116,300	$95,600	$119,600	$104,800	$88,100
Adjusted Sale Price		$195,700	$175,000	$192,300	$191,600	$164,600
Comparable Estimate	$183,800 ($171.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-9	114.17-3-9	114.17-7-3	114.17-7-20	114.17-8-35	114.17-7-19
Owner	Czerwonka, Andrew M	Czerwonka, Andrew M	Saez, Elizabeth	Rivera, Cindy A	Lepovich, Bradley C	Pilarz, Derek S
Address	113 Hillpine Rd	113 Hillpine Rd	9 Ashleaf Dr	22 Butternut Rd	5 Rushford Ln	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	62 x 192	62 x 155	60 x 120	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1986 / 0	1987 / 0	1986 / 0	1987 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 625	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	3 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1112	1112	1182	1220	1220	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	625 0	625 0	624 0	400 0	624 0	442 0
SFLA	1737	1737	1806	1620	1844	1440
Att/Det Gar Sqft				400		
Prior Land	$23,000					
Prior Total	$140,990					
Comp Land Estimate	$27,900	$27,900	$31,400	$29,400	$25,500	$29,400
Sale Date		9/22/2020	6/13/2018	8/9/2019	5/25/2018	12/31/2018
Sale Price		$220,000	$182,500	$185,000	$185,000	$167,900
Time Adj Sale Price		$220,000	$199,500	$190,000	$203,400	$177,400
TADJSP/SQFT		$126.66	$110.47	$117.28	$110.30	$123.19
Total Adj Factors	$140,200	$140,200	$129,400	$127,800	$124,400	$108,400
Adjusted Sale Price		$220,000	$210,300	$202,400	$219,200	$209,200
Comparable Estimate	$212,200 ($122.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-10	114.17-7-16	114.17-8-35	114.17-7-3	114.17-3-9	114.17-7-20
Owner	Hertel, Shawn V	Lysiak, Christie J	Lepovich, Bradley C	Saez, Elizabeth	Czerwonka, Andrew M	Rivera, Cindy A
Address	117 Hillpine Rd	38 Butternut Rd	5 Rushford Ln	9 Ashleaf Dr	113 Hillpine Rd	22 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 145	55 x 164	60 x 120	62 x 192	60 x 145	62 x 155
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 866	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0	3 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 0	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1378	1108	1220	1182	1112	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	866 0	1040 0	624 0	624 0	625 0	400 0
SFLA	2244	2148	1844	1806	1737	1620
Att/Det Gar Sqft		576				400
Prior Land	$23,800					
Prior Total	$166,000					
Comp Land Estimate	$27,900	$27,600	$25,500	$31,400	$27,900	$29,400
Sale Date		7/18/2019	5/25/2018	6/13/2018	9/22/2020	8/9/2019
Sale Price		$189,900	$185,000	$182,500	$220,000	$185,000
Time Adj Sale Price		$195,600	$203,400	$199,500	$220,000	$190,000
TADJSP/SQFT		$91.06	$110.30	$110.47	$126.66	$117.28
Total Adj Factors	$141,500	$144,900	$124,400	$129,400	$140,200	$127,800
Adjusted Sale Price		$192,200	$220,500	$211,600	$221,300	$203,700
Comparable Estimate	$209,900 ($93.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-11	114.17-5-30	114.17-5-22	114.17-6-11	114.17-2-24	113.20-5-11
Owner	Battaglia, Albert D	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Benning, Natasha	Gould, David
Address	121 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 139	59 x 116	66 x 119	60 x 120	63 x 145	85 x 120
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	1988 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	973	813	874	632	848	954
2nd Sty Area	616	740	641	888	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1589	1553	1515	1520	1465	1620
Att/Det Gar Sqft	460	420	440	400	440	441
Prior Land	$22,400					
Prior Total	$161,900					
Comp Land Estimate	$27,100	$24,800	$27,200	$25,500	$28,900	$31,800
Sale Date		12/30/2019	9/5/2018	5/20/2020	4/25/2018	3/5/2018
Sale Price		$205,000	$206,500	$207,000	$210,000	$180,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$232,200	$200,100
TADJSP/SQFT		$133.74	$146.53	$136.64	$158.50	$123.52
Total Adj Factors	$120,100	$116,700	$115,000	$114,900	$115,100	$132,500
Adjusted Sale Price		$211,100	$227,100	$212,900	$237,200	$187,700
Comparable Estimate	$215,200 ($135.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-12	114.17-5-4	114.17-5-19	114.18-5-21	114.18-6-10	114.18-8-64
Owner	Wintringer, Christine M	Jacobs, Aronezz	Alareqi, Suad A	Dudley, Felicia E	Park, Gyunbeom	Vu, Cha T
Address	125 Hillpine Rd	18 Rushford Ln	78 Rushford Ln	37 Whitney Pl	105 Whitney Pl	4 Garnet 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 199	62 x 124	53 x 120	60 x 141	46 x 152	80 x 148
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	1988 / 0	1986 / 0	1987 / 0	1990 / 0	1991 / 0	2010 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	B Good 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / Y	1 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	5	4	4	4
Full/Half Baths	2 / 1	2 / 1	2 / 2	2 / 1	2 / 0	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	1358	1234	876	1175	1098	1703
2nd Sty Area	1032	1140	1300	1003	1056	717
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2390	2374	2176	2178	2154	2420
Att/Det Gar Sqft	460	264	418	420	440	456
Prior Land	$20,600					
Prior Total	$210,000					
Comp Land Estimate	$23,600	$26,500	$23,400	$27,600	$23,100	$34,100
Sale Date		8/27/2020	10/30/2020	9/25/2018	7/31/2019	7/25/2019
Sale Price		$273,000	$377,500	$250,000	$270,000	$325,000
Time Adj Sale Price		$273,000	$377,500	$268,700	$278,200	$334,800
TADJSP/SQFT		$115.00	$173.48	$123.37	$129.16	$138.35
Total Adj Factors	$165,000	$170,300	$228,800	$164,100	$159,400	$206,600
Adjusted Sale Price		$267,700	$313,700	$269,600	$283,800	$293,200
Comparable Estimate	$285,600 ($119.5/SFLA)					

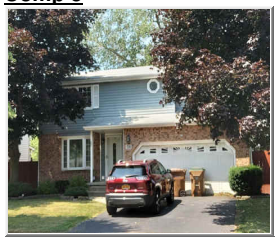
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-13	114.17-6-20	114.17-7-22	114.17-5-30	114.17-5-22	113.20-5-18
Owner	Spencer Richard P	Hajiskari, Parker E	Cacaccio, Jessica L	McCabe, Shawn P Jr	Hill, Stephen J	Mohamed, Mushtaq A
Address	129 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	217 Hillpine Rd	249 Hillpine Rd	121 Groell 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 118	65 x 194	62 x 155	59 x 116	66 x 119	115 x 140
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	1989 / 0	1987 / 0	1988 / 0	1989 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air 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 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1021	934	1052	813	874	1018
2nd Sty Area	755	839	772	740	641	825
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 108
SFLA	1776	1773	1824	1553	1515	1843
Att/Det Gar Sqft	440	420	440	420	440	528
Prior Land	$16,800					
Prior Total	$163,593					
Comp Land Estimate	$19,200	$32,600	$29,400	$24,800	$27,200	$40,200
Sale Date		4/20/2020	3/5/2019	12/30/2019	9/5/2018	2/20/2020
Sale Price		$215,000	$205,000	$205,000	$206,500	$275,000
Time Adj Sale Price		$216,100	$214,000	$207,700	$222,000	$277,300
TADJSP/SQFT		$121.88	$117.32	$133.74	$146.53	$150.46
Total Adj Factors	$122,700	$134,100	$134,700	$116,700	$115,000	$174,700
Adjusted Sale Price		$204,700	$202,000	$213,700	$229,700	$225,300
Comparable Estimate	$215,100 ($121.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-14	113.20-5-57.2	114.17-3-24	114.13-2-26	114.17-8-14	113.20-5-36
Owner	Wilson, Michael	Jones, Dawan D	Morrissey, Terrence	Miller, Eric W	Eddy, Robert T	Kaska, Julie
Address	133 Hillpine Rd	41 Redoak Dr	173 Hillpine Rd	20 Rushford Ln	203 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 120	62 x 142	60 x 121	65 x 120	62 x 130	131 x 115
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	1989 / 0	1990 / 0	1989 / 0	1998 / 0	1985 / 0	1987 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	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 / 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	1516	1562	1255	1426	1596	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1516	1562	1255	1426	1596	1220
Att/Det Gar Sqft	440	440	441	400	462	440
Prior Land	$19,800					
Prior Total	$149,732					
Comp Land Estimate	$23,700	$28,300	$25,600	$27,000	$27,100	$38,400
Sale Date		11/26/2019	2/11/2020	11/5/2020	10/2/2018	9/11/2018
Sale Price		$212,500	$153,000	$207,500	$192,000	$182,000
Time Adj Sale Price		$216,100	$154,300	$207,500	$205,200	$195,600
TADJSP/SQFT		$138.35	$122.95	$145.51	$128.57	$160.33
Total Adj Factors	$122,000	$143,900	$95,600	$122,300	$148,700	$119,600
Adjusted Sale Price		$194,200	$180,700	$207,200	$178,500	$198,000
Comparable Estimate	$191,700 ($126.45/SFLA)					

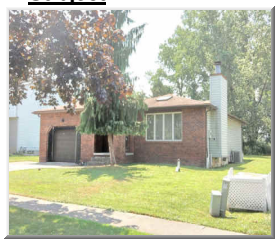
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-11	114.17-5-30	114.17-5-22	114.17-6-11	113.20-5-11	114.17-2-24
Owner	Zirnheld Terence P & W	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Gould, David	Benning, Natasha
Address	136 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	133 Losson Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	96 x 120	59 x 116	66 x 119	60 x 120	85 x 120	63 x 145
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	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	813	874	632	954	848
2nd Sty Area	666	740	641	888	666	617
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1568	1553	1515	1520	1620	1465
Att/Det Gar Sqft	770	420	440	400	441	440
Prior Land	$25,900					
Prior Total	$163,000					
Comp Land Estimate	$33,800	$24,800	$27,200	$25,500	$31,800	$28,900
Sale Date		12/30/2019	9/5/2018	5/20/2020	3/5/2018	4/25/2018
Sale Price		$205,000	$206,500	$207,000	$180,000	$210,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$200,100	$232,200
TADJSP/SQFT		$133.74	$146.53	$136.64	$123.52	$158.50
Total Adj Factors	$126,600	$116,700	$115,000	$114,900	$132,500	$115,100
Adjusted Sale Price		$217,600	$233,600	$219,400	$194,200	$243,700
Comparable Estimate	$221,700 ($141.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-15	114.17-7-22	114.17-6-20	113.20-5-18	114.18-4-28	114.17-5-30
Owner	Pompeo, Timothy	Cacaccio, Jessica L	Hajiskari, Parker E	Mohamed, Mushtaq A	Begay, Stephen G	McCabe, Shawn P Jr
Address	137 Hillpine Rd	14 Butternut Rd	63 Rushford Ln	121 Groell Ave	51 Parktrail Ln	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	62 x 155	65 x 194	115 x 140	67 x 130	59 x 116
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	1989 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	894	1052	934	1018	1078	813
2nd Sty Area	969	772	839	825	812	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 0	0 250
SFLA	1863	1824	1773	1843	1890	1553
Att/Det Gar Sqft	420	440	420	528	380	420
Prior Land	$21,000					
Prior Total	$175,000					
Comp Land Estimate	$25,500	$29,400	$32,600	$40,200	$28,700	$24,800
Sale Date		3/5/2019	4/20/2020	2/20/2020	5/25/2018	12/30/2019
Sale Price		$205,000	$215,000	$275,000	$218,900	$205,000
Time Adj Sale Price		$214,000	$216,100	$277,300	$240,700	$207,700
TADJSP/SQFT		$117.32	$121.88	$150.46	$127.35	$133.74
Total Adj Factors	$134,900	$134,700	$134,100	$174,700	$141,800	$116,700
Adjusted Sale Price		$214,200	$216,900	$237,500	$233,800	$225,900
Comparable Estimate	$225,700 ($121.15/SFLA)					

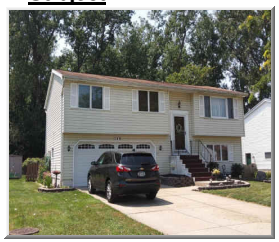
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-12	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Bromund Robert J & W	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	140 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 119	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$21,400					
Prior Total	$115,000					
Comp Land Estimate	$26,300	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,300	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$167,700	$147,000	$164,300	$161,400	$163,600
Comparable Estimate	$160,800 ($167.5/SFLA)					

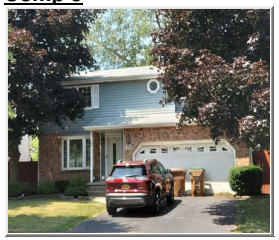
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-16	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Stephan, Gregory J	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	141 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 122	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	634	796	874	848	813	632
2nd Sty Area	640	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1274	1381	1515	1465	1553	1520
Att/Det Gar Sqft	437	440	440	440	420	400
Prior Land	$20,800					
Prior Total	$145,000					
Comp Land Estimate	$25,100	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$99,400	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$215,100	$206,400	$216,500	$190,400	$192,200
Comparable Estimate	$204,100 ($160.2/SFLA)					

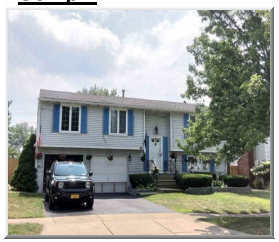
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-13	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Pascall, William J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	144 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 122	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$22,200					
Prior Total	$114,000					
Comp Land Estimate	$27,800	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$89,400	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$168,800	$148,100	$165,400	$162,500	$164,700
Comparable Estimate	$161,900 ($168.65/SFLA)					

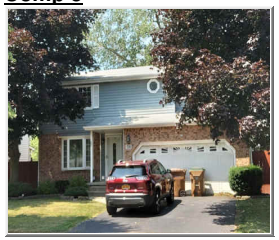
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-17	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Rozmus, Michael J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	145 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 130	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	330	418	441	440	414	441
Prior Land	$21,200					
Prior Total	$112,000					
Comp Land Estimate	$25,600	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,700	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$168,100	$147,400	$164,700	$161,800	$164,000
Comparable Estimate	$161,200 ($167.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-14	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	MacPherson, Kathleen	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	148 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 119	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1990 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	308	418	441	440	414	441
Prior Land	$22,000					
Prior Total	$120,000					
Comp Land Estimate	$27,500	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$87,300	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$166,700	$146,000	$163,300	$160,400	$162,600
Comparable Estimate	$159,800 ($166.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-18	114.17-7-19	114.17-7-20	114.17-3-9	114.17-7-3	114.17-8-35
Owner	Zamborowski, Robert R	Pilarz, Derek S	Rivera, Cindy A	Czerwonka, Andrew M	Saez, Elizabeth	Lepovich, Bradley C
Address	149 Hillpine Rd	26 Butternut Rd	22 Butternut Rd	113 Hillpine Rd	9 Ashleaf Dr	5 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 123	62 x 156	62 x 155	60 x 145	62 x 192	60 x 120
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1986 / 0	1986 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	2 / 0	3 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1108	998	1220	1112	1182	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	442 0	400 0	625 0	624 0	624 0
SFLA	1108	1440	1620	1737	1806	1844
Att/Det Gar Sqft			400			
Prior Land	$20,600					
Prior Total	$105,000					
Comp Land Estimate	$24,900	$29,400	$29,400	$27,900	$31,400	$25,500
Sale Date		12/31/2018	8/9/2019	9/22/2020	6/13/2018	5/25/2018
Sale Price		$167,900	$185,000	$220,000	$182,500	$185,000
Time Adj Sale Price		$177,400	$190,000	$220,000	$199,500	$203,400
TADJSP/SQFT		$123.19	$117.28	$126.66	$110.47	$110.30
Total Adj Factors	$84,700	$108,400	$127,800	$140,200	$129,400	$124,400
Adjusted Sale Price		$153,700	$146,900	$164,500	$154,800	$163,700
Comparable Estimate	$156,700 ($141.43/SFLA)					

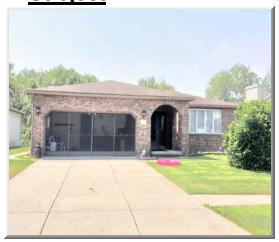
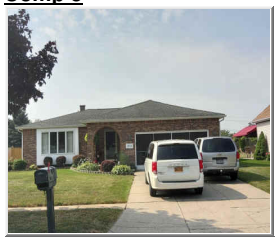
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-15	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Elias, Melad Z	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	152 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	63 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	612	796	874	848	813	632
2nd Sty Area	650	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1262	1381	1515	1465	1553	1520
Att/Det Gar Sqft	420	440	440	440	420	400
Prior Land	$21,500					
Prior Total	$148,000					
Comp Land Estimate	$26,400	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$99,500	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$215,200	$206,500	$216,600	$190,500	$192,300
Comparable Estimate	$204,200 ($161.81/SFLA)					

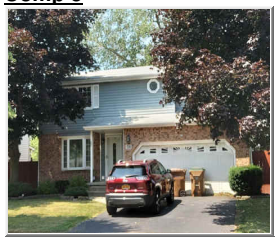
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-19	114.17-7-3	114.17-3-9	114.17-8-35	114.17-7-20	114.17-7-19
Owner	Marinaro, Daniel J	Saez, Elizabeth	Czerwonka, Andrew M	Lepovich, Bradley C	Rivera, Cindy A	Pilarz, Derek S
Address	153 Hillpine Rd	9 Ashleaf Dr	113 Hillpine Rd	5 Rushford Ln	22 Butternut Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 121	62 x 192	60 x 145	60 x 120	62 x 155	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1986 / 0	1989 / 0	1986 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 676	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air 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	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	3 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1108	1182	1112	1220	1220	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	676 0	624 0	625 0	624 0	400 0	442 0
SFLA	1784	1806	1737	1844	1620	1440
Att/Det Gar Sqft					400	
Prior Land	$20,700					
Prior Total	$148,000					
Comp Land Estimate	$25,000	$31,400	$27,900	$25,500	$29,400	$29,400
Sale Date		6/13/2018	9/22/2020	5/25/2018	8/9/2019	12/31/2018
Sale Price		$182,500	$220,000	$185,000	$185,000	$167,900
Time Adj Sale Price		$199,500	$220,000	$203,400	$190,000	$177,400
TADJSP/SQFT		$110.47	$126.66	$110.30	$117.28	$123.19
Total Adj Factors	$120,000	$129,400	$140,200	$124,400	$127,800	$108,400
Adjusted Sale Price		$190,100	$199,800	$199,000	$182,200	$189,000
Comparable Estimate	$192,000 ($107.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-16	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Holzerland Patrick M	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	156 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	658	796	874	848	813	632
2nd Sty Area	665	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1323	1381	1515	1465	1553	1520
Att/Det Gar Sqft	308	440	440	440	420	400
Prior Land	$21,000					
Prior Total	$145,000					
Comp Land Estimate	$25,500	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$99,200	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$214,900	$206,200	$216,300	$190,200	$192,000
Comparable Estimate	$203,900 ($154.12/SFLA)					

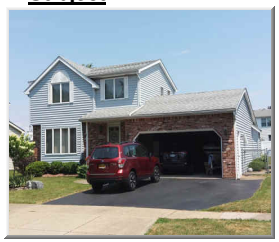
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-20	113.20-5-57.2	114.17-8-14	114.17-3-24	114.13-2-26	113.20-5-36
Owner	Michalski, Thomas J	Jones, Dawan D	Eddy, Robert T	Morrissey, Terrence	Miller, Eric W	Kaska, Julie
Address	157 Hillpine Rd	41 Redoak Dr	203 Losson Rd	173 Hillpine Rd	20 Rushford Ln	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	62 x 142	62 x 130	60 x 121	65 x 120	131 x 115
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	1989 / 0	1990 / 0	1985 / 0	1989 / 0	1998 / 0	1987 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1580	1562	1596	1255	1426	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1580	1562	1596	1255	1426	1220
Att/Det Gar Sqft	420	440	462	441	400	440
Prior Land	$21,100					
Prior Total	$153,550					
Comp Land Estimate	$25,600	$28,300	$27,100	$25,600	$27,000	$38,400
Sale Date		11/26/2019	10/2/2018	2/11/2020	11/5/2020	9/11/2018
Sale Price		$212,500	$192,000	$153,000	$207,500	$182,000
Time Adj Sale Price		$216,100	$205,200	$154,300	$207,500	$195,600
TADJSP/SQFT		$138.35	$128.57	$122.95	$145.51	$160.33
Total Adj Factors	$129,500	$143,900	$148,700	$95,600	$122,300	$119,600
Adjusted Sale Price		$201,700	$186,000	$188,200	$214,700	$205,500
Comparable Estimate	$199,200 ($126.08/SFLA)					

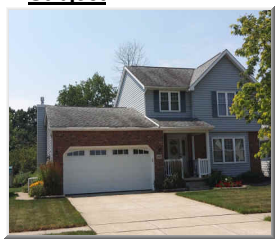
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-17	114.17-6-20	114.17-5-30	113.20-5-11	114.17-5-22	114.17-7-22
Owner	Styn, Thomas D	Hajiskari, Parker E	McCabe, Shawn P Jr	Gould, David	Hill, Stephen J	Cacaccio, Jessica L
Address	160 Hillpine Rd	63 Rushford Ln	217 Hillpine Rd	133 Losson Rd	249 Hillpine Rd	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	65 x 194	59 x 116	85 x 120	66 x 119	62 x 155
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	1989 / 0	1987 / 0	1989 / 0	1990 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / Y	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	945	934	813	954	874	1052
2nd Sty Area	744	839	740	666	641	772
Fin Bsmt/Fin Rec Rm	0 418	0 0	0 250	0 0	0 0	0 0
SFLA	1689	1773	1553	1620	1515	1824
Att/Det Gar Sqft	399	420	420	441	440	440
Prior Land	$21,000					
Prior Total	$167,660					
Comp Land Estimate	$25,500	$32,600	$24,800	$31,800	$27,200	$29,400
Sale Date		4/20/2020	12/30/2019	3/5/2018	9/5/2018	3/5/2019
Sale Price		$215,000	$205,000	$180,000	$206,500	$205,000
Time Adj Sale Price		$216,100	$207,700	$200,100	$222,000	$214,000
TADJSP/SQFT		$121.88	$133.74	$123.52	$146.53	$117.32
Total Adj Factors	$122,700	$134,100	$116,700	$132,500	$115,000	$134,700
Adjusted Sale Price		$204,700	$213,700	$190,300	$229,700	$202,000
Comparable Estimate	$208,100 ($123.21/SFLA)					

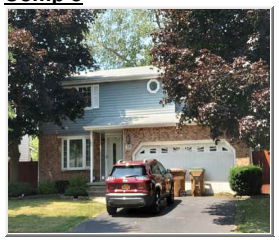
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-21	114.17-3-24	113.20-5-57.2	114.13-2-26	113.20-5-36	114.17-8-14
Owner	Kaznica, Emily	Morrissey, Terrence	Jones, Dawan D	Miller, Eric W	Kaska, Julie	Eddy, Robert T
Address	161 Hillpine Rd	173 Hillpine Rd	41 Redoak Dr	20 Rushford Ln	26 Redoak Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	60 x 121	62 x 142	65 x 120	131 x 115	62 x 130
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	1989 / 0	1989 / 0	1990 / 0	1998 / 0	1987 / 0	1985 / 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 105	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1489	1255	1562	1426	1220	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1489	1255	1562	1426	1220	1596
Att/Det Gar Sqft	440	441	440	400	440	462
Prior Land	$21,100					
Prior Total	$150,000					
Comp Land Estimate	$25,600	$25,600	$28,300	$27,000	$38,400	$27,100
Sale Date		2/11/2020	11/26/2019	11/5/2020	9/11/2018	10/2/2018
Sale Price		$153,000	$212,500	$207,500	$182,000	$192,000
Time Adj Sale Price		$154,300	$216,100	$207,500	$195,600	$205,200
TADJSP/SQFT		$122.95	$138.35	$145.51	$160.33	$128.57
Total Adj Factors	$124,300	$95,600	$143,900	$122,300	$119,600	$148,700
Adjusted Sale Price		$183,000	$196,500	$209,500	$200,300	$180,800
Comparable Estimate	$194,000 ($130.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-18	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Downey Robert J	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	164 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	612	796	874	848	813	632
2nd Sty Area	650	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 250	0 0
SFLA	1262	1381	1515	1465	1553	1520
Att/Det Gar Sqft	420	440	440	440	420	400
Prior Land	$21,000					
Prior Total	$146,000					
Comp Land Estimate	$25,500	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$100,800	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$216,500	$207,800	$217,900	$191,800	$193,600
Comparable Estimate	$205,500 ($162.84/SFLA)					

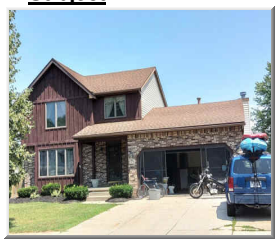
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-22	114.17-6-20	114.17-7-22	113.20-5-18	114.17-5-30	113.20-5-11
Owner	Parkinson, John F	Hajiskari, Parker E	Cacaccio, Jessica L	Mohamed, Mushtaq A	McCabe, Shawn P Jr	Gould, David
Address	165 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	121 Groell Ave	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	65 x 194	62 x 155	115 x 140	59 x 116	85 x 120
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	1988 / 0	1987 / 0	1988 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	934	1052	1018	813	954
2nd Sty Area	756	839	772	825	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 250	0 0
SFLA	1780	1773	1824	1843	1553	1620
Att/Det Gar Sqft	440	420	440	528	420	441
Prior Land	$21,100					
Prior Total	$169,818					
Comp Land Estimate	$25,600	$32,600	$29,400	$40,200	$24,800	$31,800
Sale Date		4/20/2020	3/5/2019	2/20/2020	12/30/2019	3/5/2018
Sale Price		$215,000	$205,000	$275,000	$205,000	$180,000
Time Adj Sale Price		$216,100	$214,000	$277,300	$207,700	$200,100
TADJSP/SQFT		$121.88	$117.32	$150.46	$133.74	$123.52
Total Adj Factors	$129,500	$134,100	$134,700	$174,700	$116,700	$132,500
Adjusted Sale Price		$211,500	$208,800	$232,100	$220,500	$197,100
Comparable Estimate	$214,000 ($120.22/SFLA)					

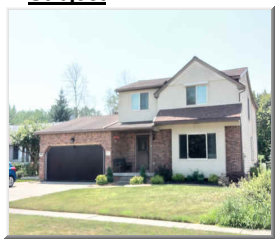
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-19	114.17-5-30	114.17-5-22	114.17-6-11	113.20-5-11	114.17-2-24
Owner	Gee Ronald M & W	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Gould, David	Benning, Natasha
Address	168 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	133 Losson Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	59 x 116	66 x 119	60 x 120	85 x 120	63 x 145
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	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	813	874	632	954	848
2nd Sty Area	641	740	641	888	666	617
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1541	1553	1515	1520	1620	1465
Att/Det Gar Sqft	437	420	440	400	441	440
Prior Land	$21,000					
Prior Total	$155,000					
Comp Land Estimate	$25,500	$24,800	$27,200	$25,500	$31,800	$28,900
Sale Date		12/30/2019	9/5/2018	5/20/2020	3/5/2018	4/25/2018
Sale Price		$205,000	$206,500	$207,000	$180,000	$210,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$200,100	$232,200
TADJSP/SQFT		$133.74	$146.53	$136.64	$123.52	$158.50
Total Adj Factors	$112,500	$116,700	$115,000	$114,900	$132,500	$115,100
Adjusted Sale Price		$203,500	$219,500	$205,300	$180,100	$229,600
Comparable Estimate	$207,600 ($134.72/SFLA)					

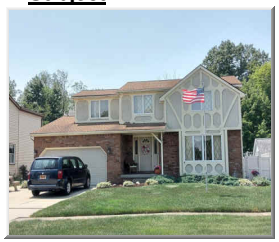
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-23	114.17-6-20	114.17-7-22	114.17-5-30	113.20-5-18	113.20-5-11
Owner	Harawus Christine A	Hajiskari, Parker E	Cacaccio, Jessica L	McCabe, Shawn P Jr	Mohamed, Mushtaq A	Gould, David
Address	169 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	217 Hillpine Rd	121 Groell Ave	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	65 x 194	62 x 155	59 x 116	115 x 140	85 x 120
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	1989 / 0	1987 / 0	1988 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / Y	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1021	934	1052	813	1018	954
2nd Sty Area	755	839	772	740	825	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 108	0 0
SFLA	1776	1773	1824	1553	1843	1620
Att/Det Gar Sqft	440	420	440	420	528	441
Prior Land	$21,100					
Prior Total	$168,000					
Comp Land Estimate	$25,600	$32,600	$29,400	$24,800	$40,200	$31,800
Sale Date		4/20/2020	3/5/2019	12/30/2019	2/20/2020	3/5/2018
Sale Price		$215,000	$205,000	$205,000	$275,000	$180,000
Time Adj Sale Price		$216,100	$214,000	$207,700	$277,300	$200,100
TADJSP/SQFT		$121.88	$117.32	$133.74	$150.46	$123.52
Total Adj Factors	$129,300	$134,100	$134,700	$116,700	$174,700	$132,500
Adjusted Sale Price		$211,300	$208,600	$220,300	$231,900	$196,900
Comparable Estimate	$213,800 ($120.38/SFLA)					

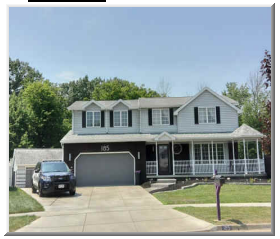
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-20	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Bookmiller, Brian	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	172 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	616	796	874	848	813	632
2nd Sty Area	632	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1248	1381	1515	1465	1553	1520
Att/Det Gar Sqft	264	440	440	440	420	400
Prior Land	$21,000					
Prior Total	$144,000					
Comp Land Estimate	$25,500	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$95,800	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$211,500	$202,800	$212,900	$186,800	$188,600
Comparable Estimate	$200,500 ($160.66/SFLA)					

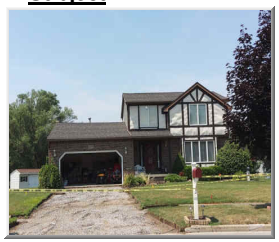
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-24	114.17-3-24	113.20-5-36	114.13-2-18	113.20-5-2	114.17-3-8
Owner	Morrissey, Terrence	Morrissey, Terrence	Kaska, Julie	Joy, Geoffrey	Szymanski, Brian	Krempa, Jonathan J
Address	173 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	232 Losson Rd	97 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	60 x 121	131 x 115	62 x 120	73 x 120	60 x 145
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	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	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 Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1255	1255	1220	1235	1302	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1255	1255	1220	1235	1302	1072
Att/Det Gar Sqft	441	441	440	441	399	418
Prior Land	$21,100					
Prior Total	$136,900					
Comp Land Estimate	$25,600	$25,600	$38,400	$26,100	$29,400	$27,900
Sale Date		2/11/2020	9/11/2018	3/2/2018	5/24/2019	7/6/2018
Sale Price		$153,000	$182,000	$162,000	$131,500	$180,000
Time Adj Sale Price		$154,300	$195,600	$180,100	$136,400	$195,700
TADJSP/SQFT		$122.95	$160.33	$145.83	$104.76	$182.56
Total Adj Factors	$95,600	$95,600	$119,600	$104,800	$88,100	$116,300
Adjusted Sale Price		$154,300	$171,600	$170,900	$143,900	$175,000
Comparable Estimate	$163,100 ($129.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-21	114.17-6-20	113.20-5-11	114.17-5-30	114.17-7-22	114.17-5-22
Owner	Schaffstall, William	Hajiskari, Parker E	Gould, David	McCabe, Shawn P Jr	Cacaccio, Jessica L	Hill, Stephen J
Address	176 Hillpine Rd	63 Rushford Ln	133 Losson Rd	217 Hillpine Rd	14 Butternut Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	96 x 100	65 x 194	85 x 120	59 x 116	62 x 155	66 x 119
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	1990 / 0	1987 / 0	1990 / 0	1989 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / Y	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	934	954	813	1052	874
2nd Sty Area	718	839	666	740	772	641
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	1710	1773	1620	1553	1824	1515
Att/Det Gar Sqft	420	420	441	420	440	440
Prior Land	$23,600					
Prior Total	$176,000					
Comp Land Estimate	$30,700	$32,600	$31,800	$24,800	$29,400	$27,200
Sale Date		4/20/2020	3/5/2018	12/30/2019	3/5/2019	9/5/2018
Sale Price		$215,000	$180,000	$205,000	$205,000	$206,500
Time Adj Sale Price		$216,100	$200,100	$207,700	$214,000	$222,000
TADJSP/SQFT		$121.88	$123.52	$133.74	$117.32	$146.53
Total Adj Factors	$136,200	$134,100	$132,500	$116,700	$134,700	$115,000
Adjusted Sale Price		$218,200	$203,800	$227,200	$215,500	$243,200
Comparable Estimate	$221,600 ($129.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-25	114.17-5-4	114.17-5-19	114.18-5-21	114.18-6-10	114.17-7-22
Owner	Winiarski Stephen J &	Jacobs, Aronezz	Alareqi, Suad A	Dudley, Felicia E	Park, Gyunbeom	Cacaccio, Jessica L
Address	177 Hillpine Rd	18 Rushford Ln	78 Rushford Ln	37 Whitney Pl	105 Whitney Pl	14 Butternut Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 121	62 x 124	53 x 120	60 x 141	46 x 152	62 x 155
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	1989 / 0	1986 / 0	1987 / 0	1990 / 0	1991 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	B Good 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / Y	1 / Y	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	4	4	3
Full/Half Baths	1 / 1	2 / 1	2 / 2	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1287	1234	876	1175	1098	1052
2nd Sty Area	1046	1140	1300	1003	1056	772
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	2333	2374	2176	2178	2154	1824
Att/Det Gar Sqft	418	264	418	420	440	440
Prior Land	$21,100					
Prior Total	$203,000					
Comp Land Estimate	$25,600	$26,500	$23,400	$27,600	$23,100	$29,400
Sale Date		8/27/2020	10/30/2020	9/25/2018	7/31/2019	3/5/2019
Sale Price		$273,000	$377,500	$250,000	$270,000	$205,000
Time Adj Sale Price		$273,000	$377,500	$268,700	$278,200	$214,000
TADJSP/SQFT		$115.00	$173.48	$123.37	$129.16	$117.32
Total Adj Factors	$154,000	$170,300	$228,800	$164,100	$159,400	$134,700
Adjusted Sale Price		$256,700	$302,700	$258,600	$272,800	$233,300
Comparable Estimate	$264,800 ($113.5/SFLA)					

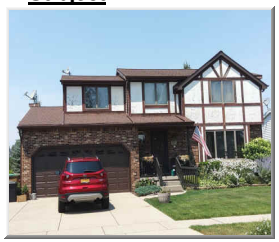
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-26	114.17-7-22	114.17-6-20	113.20-5-18	114.17-5-30	113.20-5-11
Owner	Kaier, Paul T	Cacaccio, Jessica L	Hajiskari, Parker E	Mohamed, Mushtaq A	McCabe, Shawn P Jr	Gould, David
Address	181 Hillpine Rd	14 Butternut Rd	63 Rushford Ln	121 Groell Ave	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 116	62 x 155	65 x 194	115 x 140	59 x 116	85 x 120
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	1988 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	1 / N	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	1052	934	1018	813	954
2nd Sty Area	888	772	839	825	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 250	0 0
SFLA	1860	1824	1773	1843	1553	1620
Att/Det Gar Sqft	440	440	420	528	420	441
Prior Land	$20,500					
Prior Total	$180,000					
Comp Land Estimate	$24,800	$29,400	$32,600	$40,200	$24,800	$31,800
Sale Date		3/5/2019	4/20/2020	2/20/2020	12/30/2019	3/5/2018
Sale Price		$205,000	$215,000	$275,000	$205,000	$180,000
Time Adj Sale Price		$214,000	$216,100	$277,300	$207,700	$200,100
TADJSP/SQFT		$117.32	$121.88	$150.46	$133.74	$123.52
Total Adj Factors	$155,000	$134,700	$134,100	$174,700	$116,700	$132,500
Adjusted Sale Price		$234,300	$237,000	$257,600	$246,000	$222,600
Comparable Estimate	$239,500 ($128.76/SFLA)					

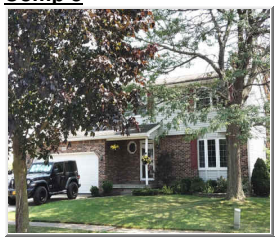
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-27	114.17-7-22	114.17-6-20	113.20-5-18	114.18-2-4	114.17-5-4
Owner	Gawronski, Jacob E	Cacaccio, Jessica L	Hajiskari, Parker E	Mohamed, Mushtaq A	Raczka, Jason Robert	Jacobs, Aronezz
Address	185 Hillpine Rd	14 Butternut Rd	63 Rushford Ln	121 Groell Ave	280 Towers Blvd	18 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 116	62 x 155	65 x 194	115 x 140	83 x 197	62 x 124
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	1988 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0	1986 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / Y	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	2 / 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	920	1052	934	1018	1197	1234
2nd Sty Area	1110	772	839	825	826	1140
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 0	0 0
SFLA	2030	1824	1773	1843	2023	2374
Att/Det Gar Sqft	440 572	440	420	528	483	264
Prior Land	$19,100					
Prior Total	$182,185					
Comp Land Estimate	$22,700	$29,400	$32,600	$40,200	$38,200	$26,500
Sale Date		3/5/2019	4/20/2020	2/20/2020	12/10/2019	8/27/2020
Sale Price		$205,000	$215,000	$275,000	$225,000	$273,000
Time Adj Sale Price		$214,000	$216,100	$277,300	$228,000	$273,000
TADJSP/SQFT		$117.32	$121.88	$150.46	$112.70	$115.00
Total Adj Factors	$145,600	$134,700	$134,100	$174,700	$150,100	$170,300
Adjusted Sale Price		$224,900	$227,600	$248,200	$223,500	$248,300
Comparable Estimate	$234,500 ($115.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-28	114.17-5-22	114.17-5-30	114.17-6-11	114.17-2-24	113.20-5-11
Owner	Pirson, Mark W	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Benning, Natasha	Gould, David
Address	189 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	54 x 114	66 x 119	59 x 116	60 x 120	63 x 145	85 x 120
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	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	874	813	632	848	954
2nd Sty Area	640	641	740	888	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1514	1515	1553	1520	1465	1620
Att/Det Gar Sqft	440	440	420	400	440	441
Prior Land	$20,000					
Prior Total	$163,925					
Comp Land Estimate	$23,100	$27,200	$24,800	$25,500	$28,900	$31,800
Sale Date		9/5/2018	12/30/2019	5/20/2020	4/25/2018	3/5/2018
Sale Price		$206,500	$205,000	$207,000	$210,000	$180,000
Time Adj Sale Price		$222,000	$207,700	$207,700	$232,200	$200,100
TADJSP/SQFT		$146.53	$133.74	$136.64	$158.50	$123.52
Total Adj Factors	$112,800	$115,000	$116,700	$114,900	$115,100	$132,500
Adjusted Sale Price		$219,800	$203,800	$205,600	$229,900	$180,400
Comparable Estimate	$207,900 ($137.32/SFLA)					

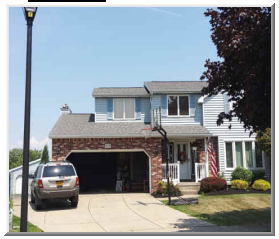
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-29	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Ritzenthaler Hedwig J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	193 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$21,900					
Prior Total	$113,000					
Comp Land Estimate	$27,300	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,100	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$167,500	$146,800	$164,100	$161,200	$163,400
Comparable Estimate	$160,600 ($167.29/SFLA)					

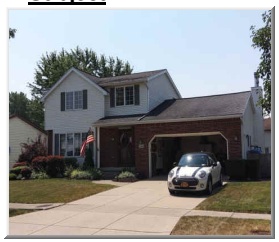
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-30	114.17-5-30	114.17-5-22	114.17-6-11	113.20-5-11	114.17-2-24
Owner	Draper, Ronald A	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Gould, David	Benning, Natasha
Address	197 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	133 Losson Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	59 x 116	66 x 119	60 x 120	85 x 120	63 x 145
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	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	883	813	874	632	954	848
2nd Sty Area	641	740	641	888	666	617
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1524	1553	1515	1520	1620	1465
Att/Det Gar Sqft	418	420	440	400	441	440
Prior Land	$21,000					
Prior Total	$155,000					
Comp Land Estimate	$25,500	$24,800	$27,200	$25,500	$31,800	$28,900
Sale Date		12/30/2019	9/5/2018	5/20/2020	3/5/2018	4/25/2018
Sale Price		$205,000	$206,500	$207,000	$180,000	$210,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$200,100	$232,200
TADJSP/SQFT		$133.74	$146.53	$136.64	$123.52	$158.50
Total Adj Factors	$113,800	$116,700	$115,000	$114,900	$132,500	$115,100
Adjusted Sale Price		$204,800	$220,800	$206,600	$181,400	$230,900
Comparable Estimate	$208,900 ($137.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-31	114.17-6-20	114.17-7-22	113.20-5-18	113.20-5-11	114.17-5-30
Owner	Schleer, Thomas W	Hajiskari, Parker E	Cacaccio, Jessica L	Mohamed, Mushtaq A	Gould, David	McCabe, Shawn P Jr
Address	201 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	121 Groell Ave	133 Losson Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	65 x 194	62 x 155	115 x 140	85 x 120	59 x 116
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	1989 / 0	1987 / 0	1988 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	927	934	1052	1018	954	813
2nd Sty Area	848	839	772	825	666	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 108	0 0	0 250
SFLA	1775	1773	1824	1843	1620	1553
Att/Det Gar Sqft	418	420	440	528	441	420
Prior Land	$21,000					
Prior Total	$170,000					
Comp Land Estimate	$25,500	$32,600	$29,400	$40,200	$31,800	$24,800
Sale Date		4/20/2020	3/5/2019	2/20/2020	3/5/2018	12/30/2019
Sale Price		$215,000	$205,000	$275,000	$180,000	$205,000
Time Adj Sale Price		$216,100	$214,000	$277,300	$200,100	$207,700
TADJSP/SQFT		$121.88	$117.32	$150.46	$123.52	$133.74
Total Adj Factors	$128,800	$134,100	$134,700	$174,700	$132,500	$116,700
Adjusted Sale Price		$210,800	$208,100	$231,400	$196,400	$219,800
Comparable Estimate	$213,300 ($120.17/SFLA)					

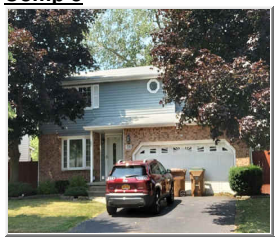
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-32	114.17-5-22	114.17-5-30	114.17-2-24	114.17-6-11	114.17-3-7
Owner	Schleer, Amy L	Hill, Stephen J	McCabe, Shawn P Jr	Benning, Natasha	Kleinfelder, Michael R	Seiser, Gregory
Address	205 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 146	66 x 119	59 x 116	63 x 145	60 x 120	60 x 145
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	1988 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	856	874	813	848	632	796
2nd Sty Area	630	641	740	617	888	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1486	1515	1553	1465	1520	1381
Att/Det Gar Sqft	440	440	420	440	400	440
Prior Land	$22,800					
Prior Total	$161,900					
Comp Land Estimate	$27,700	$27,200	$24,800	$28,900	$25,500	$27,900
Sale Date		9/5/2018	12/30/2019	4/25/2018	5/20/2020	10/2/2020
Sale Price		$206,500	$205,000	$210,000	$207,000	$223,000
Time Adj Sale Price		$222,000	$207,700	$232,200	$207,700	$223,000
TADJSP/SQFT		$146.53	$133.74	$158.50	$136.64	$161.48
Total Adj Factors	$123,600	$115,000	$116,700	$115,100	$114,900	$107,300
Adjusted Sale Price		$230,600	$214,600	$240,700	$216,400	$239,300
Comparable Estimate	$228,300 ($153.63/SFLA)					

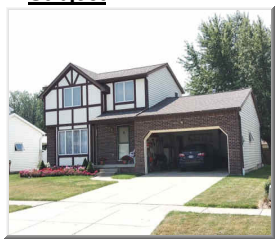
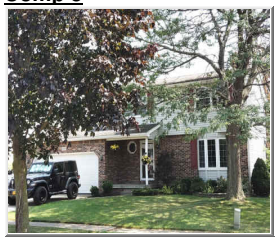
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-3-33	113.20-5-57.2	114.17-3-24	114.13-2-26	113.20-5-36	113.20-5-2
Owner	Glieco, Mary C	Jones, Dawan D	Morrissey, Terrence	Miller, Eric W	Kaska, Julie	Szymanski, Brian
Address	209 Hillpine Rd	41 Redoak Dr	173 Hillpine Rd	20 Rushford Ln	26 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 193	62 x 142	60 x 121	65 x 120	131 x 115	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1990 / 0	1989 / 0	1998 / 0	1987 / 0	1988 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1476	1562	1255	1426	1220	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1476	1562	1255	1426	1220	1302
Att/Det Gar Sqft	462	440	441	400	440	399
Prior Land	$20,000					
Prior Total	$145,748					
Comp Land Estimate	$22,800	$28,300	$25,600	$27,000	$38,400	$29,400
Sale Date		11/26/2019	2/11/2020	11/5/2020	9/11/2018	5/24/2019
Sale Price		$212,500	$153,000	$207,500	$182,000	$131,500
Time Adj Sale Price		$216,100	$154,300	$207,500	$195,600	$136,400
TADJSP/SQFT		$138.35	$122.95	$145.51	$160.33	$104.76
Total Adj Factors	$117,200	$143,900	$95,600	$122,300	$119,600	$88,100
Adjusted Sale Price		$189,400	$175,900	$202,400	$193,200	$165,500
Comparable Estimate	$185,300 ($125.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-31	113.20-5-11	114.17-5-30	114.17-6-20	114.17-7-22	114.17-5-22
Owner	Casillo Mark P	Gould, David	McCabe, Shawn P Jr	Hajiskari, Parker E	Cacaccio, Jessica L	Hill, Stephen J
Address	213 Hillpine Rd	133 Losson Rd	217 Hillpine Rd	63 Rushford Ln	14 Butternut Rd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	42 x 193	85 x 120	59 x 116	65 x 194	62 x 155	66 x 119
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	1990 / 0	1990 / 0	1989 / 0	1987 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / N	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	875	954	813	934	1052	874
2nd Sty Area	809	666	740	839	772	641
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1684	1620	1553	1773	1824	1515
Att/Det Gar Sqft	462 576	441	420	420	440	440
Prior Land	$20,000					
Prior Total	$178,000					
Comp Land Estimate	$22,800	$31,800	$24,800	$32,600	$29,400	$27,200
Sale Date		3/5/2018	12/30/2019	4/20/2020	3/5/2019	9/5/2018
Sale Price		$180,000	$205,000	$215,000	$205,000	$206,500
Time Adj Sale Price		$200,100	$207,700	$216,100	$214,000	$222,000
TADJSP/SQFT		$123.52	$133.74	$121.88	$117.32	$146.53
Total Adj Factors	$152,100	$132,500	$116,700	$134,100	$134,700	$115,000
Adjusted Sale Price		$219,700	$243,100	$234,100	$231,400	$259,100
Comparable Estimate	$237,500 ($141.03/SFLA)					

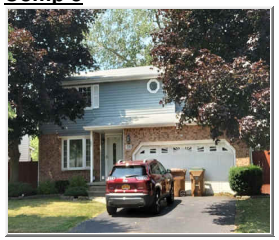
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-1	114.17-5-22	114.17-5-30	114.17-6-11	114.17-2-24	113.20-5-11
Owner	Czyz, Paul M	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Benning, Natasha	Gould, David
Address	214 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	96 x 120	66 x 119	59 x 116	60 x 120	63 x 145	85 x 120
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	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	874	813	632	848	954
2nd Sty Area	640	641	740	888	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1514	1515	1553	1520	1465	1620
Att/Det Gar Sqft	440	440	420	400	440	441
Prior Land	$25,900					
Prior Total	$165,000					
Comp Land Estimate	$33,800	$27,200	$24,800	$25,500	$28,900	$31,800
Sale Date		9/5/2018	12/30/2019	5/20/2020	4/25/2018	3/5/2018
Sale Price		$206,500	$205,000	$207,000	$210,000	$180,000
Time Adj Sale Price		$222,000	$207,700	$207,700	$232,200	$200,100
TADJSP/SQFT		$146.53	$133.74	$136.64	$158.50	$123.52
Total Adj Factors	$121,400	$115,000	$116,700	$114,900	$115,100	$132,500
Adjusted Sale Price		$228,400	$212,400	$214,200	$238,500	$189,000
Comparable Estimate	$216,500 ($143/SFLA)					

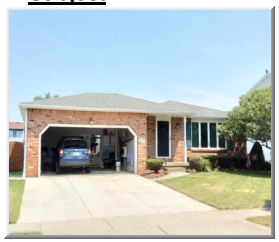
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-30	114.17-5-30	114.17-5-22	114.17-6-11	113.20-5-11	114.17-2-24
Owner	McCabe, Shawn P Jr	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Gould, David	Benning, Natasha
Address	217 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	133 Losson Rd	77 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	59 x 116	59 x 116	66 x 119	60 x 120	85 x 120	63 x 145
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	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / Y	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	813	813	874	632	954	848
2nd Sty Area	740	740	641	888	666	617
Fin Bsmt/Fin Rec Rm	0 250	0 250	0 0	0 0	0 0	0 0
SFLA	1553	1553	1515	1520	1620	1465
Att/Det Gar Sqft	420	420	440	400	441	440
Prior Land	$20,500					
Prior Total	$160,000					
Comp Land Estimate	$24,800	$24,800	$27,200	$25,500	$31,800	$28,900
Sale Date		12/30/2019	9/5/2018	5/20/2020	3/5/2018	4/25/2018
Sale Price		$205,000	$206,500	$207,000	$180,000	$210,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$200,100	$232,200
TADJSP/SQFT		$133.74	$146.53	$136.64	$123.52	$158.50
Total Adj Factors	$116,700	$116,700	$115,000	$114,900	$132,500	$115,100
Adjusted Sale Price		$207,700	$223,700	$209,500	$184,300	$233,800
Comparable Estimate	$211,800 ($136.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-29	114.17-5-30	113.20-5-11	114.17-6-20	114.17-5-22	114.17-6-11
Owner	Dudek, Peter J	McCabe, Shawn P Jr	Gould, David	Hajiskari, Parker E	Hill, Stephen J	Kleinfelder, Michael R
Address	221 Hillpine Rd	217 Hillpine Rd	133 Losson Rd	63 Rushford Ln	249 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	59 x 116	85 x 120	65 x 194	66 x 119	60 x 120
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	1988 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / Y	1 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	813	954	934	874	632
2nd Sty Area	700	740	666	839	641	888
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1652	1553	1620	1773	1515	1520
Att/Det Gar Sqft	440	420	441	420	440	400
Prior Land	$21,300					
Prior Total	$163,500					
Comp Land Estimate	$26,100	$24,800	$31,800	$32,600	$27,200	$25,500
Sale Date		12/30/2019	3/5/2018	4/20/2020	9/5/2018	5/20/2020
Sale Price		$205,000	$180,000	$215,000	$206,500	$207,000
Time Adj Sale Price		$207,700	$200,100	$216,100	$222,000	$207,700
TADJSP/SQFT		$133.74	$123.52	$121.88	$146.53	$136.64
Total Adj Factors	$123,000	$116,700	$132,500	$134,100	$115,000	$114,900
Adjusted Sale Price		$214,000	$190,600	$205,000	$230,000	$215,800
Comparable Estimate	$211,100 ($127.78/SFLA)					

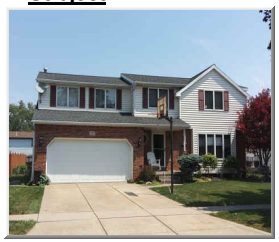
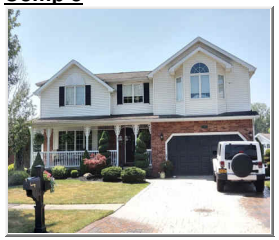
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-2	114.17-5-22	114.17-5-30	114.17-6-11	114.17-2-24	114.17-3-7
Owner	Barton, Zenon	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Benning, Natasha	Seiser, Gregory
Address	222 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	66 x 119	59 x 116	60 x 120	63 x 145	60 x 145
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	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	874	813	632	848	796
2nd Sty Area	640	641	740	888	617	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1514	1515	1553	1520	1465	1381
Att/Det Gar Sqft	440	440	420	400	440	440
Prior Land	$21,300					
Prior Total	$151,900					
Comp Land Estimate	$26,100	$27,200	$24,800	$25,500	$28,900	$27,900
Sale Date		9/5/2018	12/30/2019	5/20/2020	4/25/2018	10/2/2020
Sale Price		$206,500	$205,000	$207,000	$210,000	$223,000
Time Adj Sale Price		$222,000	$207,700	$207,700	$232,200	$223,000
TADJSP/SQFT		$146.53	$133.74	$136.64	$158.50	$161.48
Total Adj Factors	$113,100	$115,000	$116,700	$114,900	$115,100	$107,300
Adjusted Sale Price		$220,100	$204,100	$205,900	$230,200	$228,800
Comparable Estimate	$217,800 ($143.86/SFLA)					

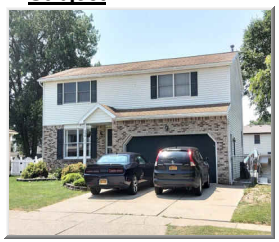
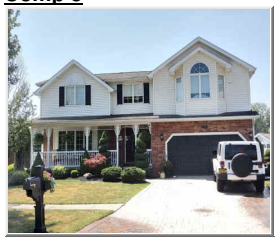
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-28	114.17-5-30	114.17-5-22	114.17-6-11	114.17-2-24	113.20-5-11
Owner	Wolcott Patrick J & W	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Benning, Natasha	Gould, David
Address	225 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	59 x 116	66 x 119	60 x 120	63 x 145	85 x 120
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	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	895	813	874	632	848	954
2nd Sty Area	640	740	641	888	617	666
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1535	1553	1515	1520	1465	1620
Att/Det Gar Sqft	440	420	440	400	440	441
Prior Land	$21,300					
Prior Total	$154,000					
Comp Land Estimate	$26,100	$24,800	$27,200	$25,500	$28,900	$31,800
Sale Date		12/30/2019	9/5/2018	5/20/2020	4/25/2018	3/5/2018
Sale Price		$205,000	$206,500	$207,000	$210,000	$180,000
Time Adj Sale Price		$207,700	$222,000	$207,700	$232,200	$200,100
TADJSP/SQFT		$133.74	$146.53	$136.64	$158.50	$123.52
Total Adj Factors	$112,700	$116,700	$115,000	$114,900	$115,100	$132,500
Adjusted Sale Price		$203,700	$219,700	$205,500	$229,800	$180,300
Comparable Estimate	$207,800 ($135.37/SFLA)					

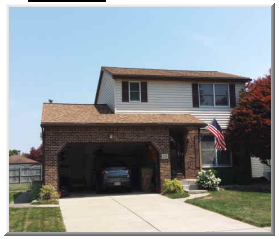
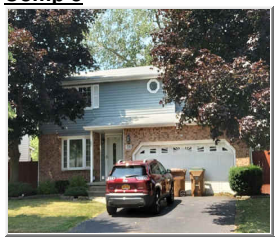
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-3	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Shaibi, Alshathley A	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	228 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	685	796	874	848	813	632
2nd Sty Area	692	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1377	1381	1515	1465	1553	1520
Att/Det Gar Sqft	440	440	440	440	420	400
Prior Land	$21,300					
Prior Total	$140,000					
Comp Land Estimate	$26,100	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$104,400	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$220,100	$211,400	$221,500	$195,400	$197,200
Comparable Estimate	$209,100 ($151.85/SFLA)					

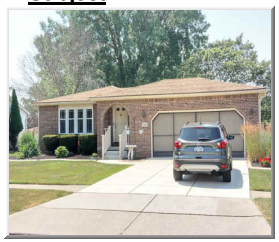
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-27	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Cain James D & Lynn M	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	229 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
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	1988 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	418	418	441	440	414	441
Prior Land	$21,300					
Prior Total	$115,000					
Comp Land Estimate	$26,100	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,800	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$168,200	$147,500	$164,800	$161,900	$164,100
Comparable Estimate	$161,300 ($168.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-4	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Pilecki, Jane J	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	232 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	330	418	441	440	414	441
Prior Land	$21,300					
Prior Total	$113,000					
Comp Land Estimate	$26,100	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$87,000	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$166,400	$145,700	$163,000	$160,100	$162,300
Comparable Estimate	$159,500 ($166.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-26	114.17-7-22	114.18-2-4	114.17-6-20	113.20-5-18	114.17-5-19
Owner	Szymkowiak Gary F & N	Cacaccio, Jessica L	Raczka, Jason Robert	Hajiskari, Parker E	Mohamed, Mushtaq A	Alareqi, Suad A
Address	233 Hillpine Rd	14 Butternut Rd	280 Towers Blvd	63 Rushford Ln	121 Groell Ave	78 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 155	83 x 197	65 x 194	115 x 140	53 x 120
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	1990 / 0	1988 / 0	1990 / 0	1987 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	B Good 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / Y	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	3	4	4	5
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	1052	1197	934	1018	876
2nd Sty Area	1106	772	826	839	825	1300
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 108	0 0
SFLA	2046	1824	2023	1773	1843	2176
Att/Det Gar Sqft	440	440	483	420	528	418
Prior Land	$21,300					
Prior Total	$191,900					
Comp Land Estimate	$26,100	$29,400	$38,200	$32,600	$40,200	$23,400
Sale Date		3/5/2019	12/10/2019	4/20/2020	2/20/2020	10/30/2020
Sale Price		$205,000	$225,000	$215,000	$275,000	$377,500
Time Adj Sale Price		$214,000	$228,000	$216,100	$277,300	$377,500
TADJSP/SQFT		$117.32	$112.70	$121.88	$150.46	$173.48
Total Adj Factors	$146,100	$134,700	$150,100	$134,100	$174,700	$228,800
Adjusted Sale Price		$225,400	$224,000	$228,100	$248,700	$294,800
Comparable Estimate	$244,200 ($119.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-5	114.17-7-22	114.17-6-20	114.18-2-4	113.20-5-18	114.17-5-19
Owner	Baszczynski, Michael J	Cacaccio, Jessica L	Hajiskari, Parker E	Raczka, Jason Robert	Mohamed, Mushtaq A	Alareqi, Suad A
Address	236 Hillpine Rd	14 Butternut Rd	63 Rushford Ln	280 Towers Blvd	121 Groell Ave	78 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 155	65 x 194	83 x 197	115 x 140	53 x 120
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	1988 / 0	1988 / 0	1987 / 0	1990 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	B Good 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 / Y	1 / N	1 / N	0 / N	1 / Y	0 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	3	4	5
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1024	1052	934	1197	1018	876
2nd Sty Area	988	772	839	826	825	1300
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 108	0 0
SFLA	2012	1824	1773	2023	1843	2176
Att/Det Gar Sqft	400	440	420	483	528	418
Prior Land	$21,300					
Prior Total	$190,000					
Comp Land Estimate	$26,100	$29,400	$32,600	$38,200	$40,200	$23,400
Sale Date		3/5/2019	4/20/2020	12/10/2019	2/20/2020	10/30/2020
Sale Price		$205,000	$215,000	$225,000	$275,000	$377,500
Time Adj Sale Price		$214,000	$216,100	$228,000	$277,300	$377,500
TADJSP/SQFT		$117.32	$121.88	$112.70	$150.46	$173.48
Total Adj Factors	$146,100	$134,700	$134,100	$150,100	$174,700	$228,800
Adjusted Sale Price		$225,400	$228,100	$224,000	$248,700	$294,800
Comparable Estimate	$244,200 ($121.37/SFLA)					

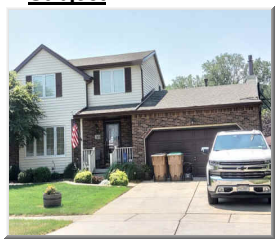
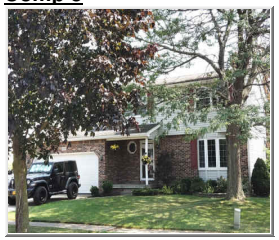
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-25	114.17-3-7	114.17-5-22	114.17-2-24	114.17-5-30	114.17-6-11
Owner	Rine, James J	Seiser, Gregory	Hill, Stephen J	Benning, Natasha	McCabe, Shawn P Jr	Kleinfelder, Michael R
Address	237 Hillpine Rd	105 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	217 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	66 x 119	63 x 145	59 x 116	60 x 120
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	1989 / 0	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	592	796	874	848	813	632
2nd Sty Area	650	585	641	617	740	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1242	1381	1515	1465	1553	1520
Att/Det Gar Sqft	440	440	440	440	420	400
Prior Land	$21,000					
Prior Total	$145,000					
Comp Land Estimate	$25,500	$27,900	$27,200	$28,900	$24,800	$25,500
Sale Date		10/2/2020	9/5/2018	4/25/2018	12/30/2019	5/20/2020
Sale Price		$223,000	$206,500	$210,000	$205,000	$207,000
Time Adj Sale Price		$223,000	$222,000	$232,200	$207,700	$207,700
TADJSP/SQFT		$161.48	$146.53	$158.50	$133.74	$136.64
Total Adj Factors	$98,100	$107,300	$115,000	$115,100	$116,700	$114,900
Adjusted Sale Price		$213,800	$205,100	$215,200	$189,100	$190,900
Comparable Estimate	$202,800 ($163.29/SFLA)					

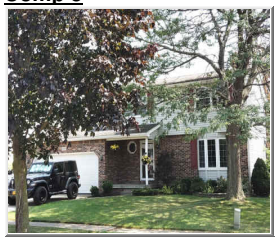
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-6	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Sunday , Richard B	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	240 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$21,300					
Prior Total	$113,000					
Comp Land Estimate	$26,100	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$88,100	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$167,500	$146,800	$164,100	$161,200	$163,400
Comparable Estimate	$160,600 ($167.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-24	114.17-5-30	114.17-5-22	113.20-5-11	114.17-6-11	114.17-6-20
Owner	Slachciak, Pamela M	McCabe, Shawn P Jr	Hill, Stephen J	Gould, David	Kleinfelder, Michael R	Hajiskari, Parker E
Address	241 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	133 Losson Rd	58 Hillpine Rd	63 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	59 x 116	66 x 119	85 x 120	60 x 120	65 x 194
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	1989 / 0	1989 / 0	1989 / 0	1990 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / Y	1 / N	1 / N
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	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	813	874	954	632	934
2nd Sty Area	676	740	641	666	888	839
Fin Bsmt/Fin Rec Rm	0 0	0 250	0 0	0 0	0 0	0 0
SFLA	1616	1553	1515	1620	1520	1773
Att/Det Gar Sqft	440	420	440	441	400	420
Prior Land	$21,000					
Prior Total	$161,000					
Comp Land Estimate	$25,500	$24,800	$27,200	$31,800	$25,500	$32,600
Sale Date		12/30/2019	9/5/2018	3/5/2018	5/20/2020	4/20/2020
Sale Price		$205,000	$206,500	$180,000	$207,000	$215,000
Time Adj Sale Price		$207,700	$222,000	$200,100	$207,700	$216,100
TADJSP/SQFT		$133.74	$146.53	$123.52	$136.64	$121.88
Total Adj Factors	$120,600	$116,700	$115,000	$132,500	$114,900	$134,100
Adjusted Sale Price		$211,600	$227,600	$188,200	$213,400	$202,600
Comparable Estimate	$208,700 ($129.15/SFLA)					

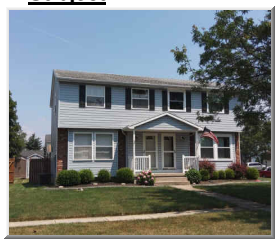
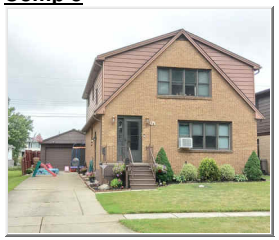
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-7	114.17-3-7	114.17-2-24	114.17-5-22	114.17-6-11	114.17-5-30
Owner	Hu, John C	Seiser, Gregory	Benning, Natasha	Hill, Stephen J	Kleinfelder, Michael R	McCabe, Shawn P Jr
Address	244 Hillpine Rd	105 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 118	60 x 145	63 x 145	66 x 119	60 x 120	59 x 116
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	1988 / 0	1988 / 0	1987 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	625	796	848	874	632	813
2nd Sty Area	688	585	617	641	888	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1313	1381	1465	1515	1520	1553
Att/Det Gar Sqft	410	440	440	440	400	420
Prior Land	$20,800					
Prior Total	$156,000					
Comp Land Estimate	$25,300	$27,900	$28,900	$27,200	$25,500	$24,800
Sale Date		10/2/2020	4/25/2018	9/5/2018	5/20/2020	12/30/2019
Sale Price		$223,000	$210,000	$206,500	$207,000	$205,000
Time Adj Sale Price		$223,000	$232,200	$222,000	$207,700	$207,700
TADJSP/SQFT		$161.48	$158.50	$146.53	$136.64	$133.74
Total Adj Factors	$101,300	$107,300	$115,100	$115,000	$114,900	$116,700
Adjusted Sale Price		$217,000	$218,400	$208,300	$194,100	$192,300
Comparable Estimate	$206,000 ($156.89/SFLA)					

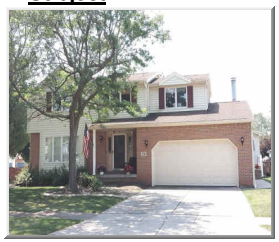
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-23	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Williams, Terry L	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	245 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	72 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$22,800					
Prior Total	$110,000					
Comp Land Estimate	$29,100	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$90,400	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$169,800	$149,100	$166,400	$163,500	$165,700
Comparable Estimate	$162,900 ($169.69/SFLA)					

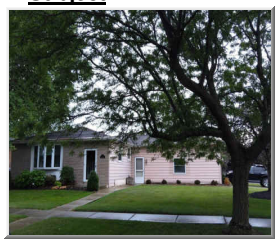
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-8	114.17-5-22	114.17-6-11	114.17-5-30	114.17-2-24	114.17-3-7
Owner	Kawalec, Tommy T	Hill, Stephen J	Kleinfelder, Michael R	McCabe, Shawn P Jr	Benning, Natasha	Seiser, Gregory
Address	248 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	217 Hillpine Rd	77 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	57 x 119	66 x 119	60 x 120	59 x 116	63 x 145	60 x 145
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	1988 / 0	1989 / 0	1987 / 0	1989 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	880	874	632	813	848	796
2nd Sty Area	632	641	888	740	617	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	1512	1515	1520	1553	1465	1381
Att/Det Gar Sqft	420	440	400	420	440	440
Prior Land	$20,300					
Prior Total	$153,100					
Comp Land Estimate	$24,500	$27,200	$25,500	$24,800	$28,900	$27,900
Sale Date		9/5/2018	5/20/2020	12/30/2019	4/25/2018	10/2/2020
Sale Price		$206,500	$207,000	$205,000	$210,000	$223,000
Time Adj Sale Price		$222,000	$207,700	$207,700	$232,200	$223,000
TADJSP/SQFT		$146.53	$136.64	$133.74	$158.50	$161.48
Total Adj Factors	$112,500	$115,000	$114,900	$116,700	$115,100	$107,300
Adjusted Sale Price		$219,500	$205,300	$203,500	$229,600	$228,200
Comparable Estimate	$217,200 ($143.65/SFLA)					

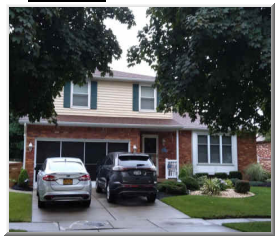
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-22	114.17-5-22	114.17-5-30	114.17-6-11	114.17-2-24	114.17-3-7
Owner	Hill, Stephen J	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Benning, Natasha	Seiser, Gregory
Address	249 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	77 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 119	66 x 119	59 x 116	60 x 120	63 x 145	60 x 145
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	1989 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	874	874	813	632	848	796
2nd Sty Area	641	641	740	888	617	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1515	1515	1553	1520	1465	1381
Att/Det Gar Sqft	440	440	420	400	440	440
Prior Land	$21,800					
Prior Total	$155,000					
Comp Land Estimate	$27,200	$27,200	$24,800	$25,500	$28,900	$27,900
Sale Date		9/5/2018	12/30/2019	5/20/2020	4/25/2018	10/2/2020
Sale Price		$206,500	$205,000	$207,000	$210,000	$223,000
Time Adj Sale Price		$222,000	$207,700	$207,700	$232,200	$223,000
TADJSP/SQFT		$146.53	$133.74	$136.64	$158.50	$161.48
Total Adj Factors	$115,000	$115,000	$116,700	$114,900	$115,100	$107,300
Adjusted Sale Price		$222,000	$206,000	$207,800	$232,100	$230,700
Comparable Estimate	$219,700 ($145.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-9	114.17-3-8	114.17-3-24	113.20-5-36	114.13-2-46	114.13-2-18
Owner	Domanowski, Todd E	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie	Tomasello, Susan L	Joy, Geoffrey
Address	252 Hillpine Rd	109 Hillpine Rd	173 Hillpine Rd	26 Redoak Dr	80 Elmleaf Dr	232 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 145	60 x 121	131 x 115	60 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1989 / 0	1989 / 0	1987 / 0	2003 / 0	1990 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1255	1220	1004	1235
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1255	1220	1004	1235
Att/Det Gar Sqft	440	418	441	440	414	441
Prior Land	$21,000					
Prior Total	$113,000					
Comp Land Estimate	$25,500	$27,900	$25,600	$38,400	$25,500	$26,100
Sale Date		7/6/2018	2/11/2020	9/11/2018	8/9/2019	3/2/2018
Sale Price		$180,000	$153,000	$182,000	$170,000	$162,000
Time Adj Sale Price		$195,700	$154,300	$195,600	$174,600	$180,100
TADJSP/SQFT		$182.56	$122.95	$160.33	$173.90	$145.83
Total Adj Factors	$87,700	$116,300	$95,600	$119,600	$101,500	$104,800
Adjusted Sale Price		$167,100	$146,400	$163,700	$160,800	$163,000
Comparable Estimate	$160,200 ($166.88/SFLA)					

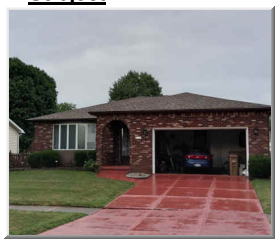
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-5-21	114.09-6-1	125.06-12-6	125.06-12-32	125.10-1-61	113.50-5-5
Owner	Pielmeier, Perry	Roman, Brendan P	Tamulski, Travis T	Craven, Charles R II	Decmar Properties, LLC	Al Mamun, Abdullah
Address	253 Hillpine Rd	55 Center Ave	95 Seine Dr	140 Seine Dr	73 Strasbourg Dr	14 Fairoaks 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	124	123	125	125	125	122
School Code	143001	143001	146801	146801	146801	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 105	50 x 100	55 x 110	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1990 / 0	1994 / 0	1969 / 0	1968 / 0	1969 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air 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	5	6	7	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1182	1184	1296	1232	1190	1218
2nd Sty Area	1218	1240	1044	1232	1040	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 240	0 750
SFLA	2400	2424	2340	2464	2230	2436
Att/Det Gar Sqft		400		440		400
Prior Land	$24,600					
Prior Total	$170,000					
Comp Land Estimate	$31,800	$30,000	$16,300	$15,800	$18,100	$15,300
Sale Date		1/3/2019	4/23/2018	6/24/2019	6/28/2018	9/29/2020
Sale Price		$235,000	$145,000	$187,000	$160,000	$216,000
Time Adj Sale Price		$246,800	$160,300	$193,300	$174,900	$216,000
TADJSP/SQFT		$101.82	$68.50	$78.45	$78.43	$88.67
Total Adj Factors	$134,500	$128,100	$68,800	$106,800	$94,000	$102,200
Adjusted Sale Price		$253,200	$226,000	$221,000	$215,400	$248,300
Comparable Estimate	$232,800 ($97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-4-10	125.10-1-61	125.06-12-6	114.09-6-1	125.09-3-32	125.10-1-52
Owner	Krajewski, Geraldine F	Decmar Properties, LLC	Tamulski, Travis T	Roman, Brendan P	Barker, Brandon M	Decmar Properties, LLC
Address	256 Hillpine Rd	73 Strasbourg Dr	95 Seine Dr	55 Center Ave	59 Fradine Dr	37 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	125	125	123	125	125
School Code	143001	146801	146801	143001	146801	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	55 x 110	50 x 105	85 x 120	50 x 114	50 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1988 / 0	1969 / 0	1969 / 0	1994 / 0	1966 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	7	5	4	4	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1325	1190	1296	1184	1073	1040
2nd Sty Area	873	1040	1044	1240	1073	1040
Fin Bsmt/Fin Rec Rm	0 0	0 240	0 0	0 0	0 0	0 0
SFLA	2198	2230	2340	2424	2146	2080
Att/Det Gar Sqft	440			400		
Prior Land	$24,600					
Prior Total	$171,000					
Comp Land Estimate	$31,800	$18,100	$16,300	$30,000	$17,000	$16,700
Sale Date		6/28/2018	4/23/2018	1/3/2019	4/28/2020	3/17/2020
Sale Price		$160,000	$145,000	$235,000	$194,250	$160,000
Time Adj Sale Price		$174,900	$160,300	$246,800	$195,200	$161,100
TADJSP/SQFT		$78.43	$68.50	$101.82	$90.96	$77.45
Total Adj Factors	$135,300	$94,000	$68,800	$128,100	$109,500	$81,400
Adjusted Sale Price		$216,200	$226,800	$254,000	$221,000	$215,000
Comparable Estimate	$226,600 ($103.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-45	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Kiel, Michael A	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	4 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	81 x 121	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	572	396	460	462	441	418
Prior Land	$24,200					
Prior Total	$125,000					
Comp Land Estimate	$31,200	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$100,800	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$178,800	$158,600	$162,200	$176,100	$180,200
Comparable Estimate	$171,200 ($156.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-85	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Ogrodnik Richard J Jr &	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	7 Jerome Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	121 x 100	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 669	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1280	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	669 0	438 0	660 0	373 300	528 0	225 0
SFLA	1949	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$26,300					
Prior Total	$160,000					
Comp Land Estimate	$34,800	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$137,300	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$220,200	$229,500	$244,200	$221,000	$212,700
Comparable Estimate	$225,500 ($115.7/SFLA)					

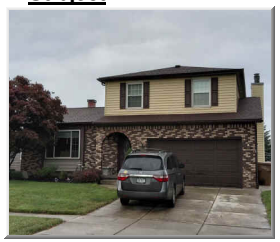
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-46	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Geisler, David L Jr	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	8 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1118	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$120,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$92,900	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$170,900	$150,700	$154,300	$168,200	$172,300
Comparable Estimate	$163,300 ($146.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-84	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.18-2-6
Owner	Kubasak, Fred	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Szerbiak, Eugene C
Address	11 Jerome Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	272 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	67 x 120	48 x 133	60 x 120	62 x 120	68 x 144
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	1984 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / 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	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1408	1344	1339	1092	1235	1805
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1408	1344	1339	1092	1235	1805
Att/Det Gar Sqft	484	460	462	396	441	400
Prior Land	$21,800					
Prior Total	$148,819					
Comp Land Estimate	$27,000	$27,600	$22,700	$25,500	$26,100	$30,500
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	8/27/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$257,900
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$257,900
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$142.88
Total Adj Factors	$120,000	$118,300	$116,600	$98,600	$104,800	$157,800
Adjusted Sale Price		$177,800	$181,400	$198,000	$195,300	$220,100
Comparable Estimate	$194,500 ($138.14/SFLA)					

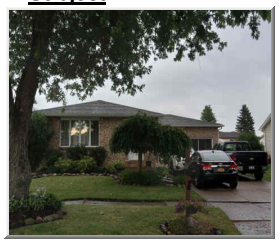
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-47	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Dzimira, Thomas	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	12 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	B Good 200	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / 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	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1136	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	200 0	660 0	373 300	438 0	225 0	528 0
SFLA	1336	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$21,000					
Prior Total	$154,000					
Comp Land Estimate	$25,500	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$129,300	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$221,500	$236,200	$212,200	$204,700	$213,000
Comparable Estimate	$217,500 ($162.8/SFLA)					

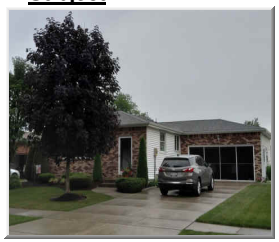
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-83	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Ciraolo, Russell	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	15 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	484	396	460	462	441	418
Prior Land	$21,800					
Prior Total	$125,000					
Comp Land Estimate	$27,000	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$99,900	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$177,900	$157,700	$161,300	$175,200	$179,300
Comparable Estimate	$170,300 ($155.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-48	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	113.20-5-36
Owner	Hand, Barbara	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Kaska, Julie
Address	16 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	131 x 115
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1166	1092	1344	1339	1235	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1166	1092	1344	1339	1235	1220
Att/Det Gar Sqft	440	396	460	462	441	440
Prior Land	$21,000					
Prior Total	$131,900					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$38,400
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	9/11/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$182,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,600
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$160.33
Total Adj Factors	$101,800	$98,600	$118,300	$116,600	$104,800	$119,600
Adjusted Sale Price		$179,800	$159,600	$163,200	$177,100	$177,800
Comparable Estimate	$171,500 ($147.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-82	114.19-2-77	114.19-2-10	114.19-1-71	114.17-6-1	114.17-8-5
Owner	King, Paul R Jr	Talukder, Mohammed W	Smith, Tara L	Kotas, Danielle L	Koch, Brian	Marr, Michael J
Address	19 Jerome Dr	299 Barbados Dr	252 Barbados Dr	99 Jerome Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	64 x 120	60 x 120	65 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1981 / 0	1981 / 0	1981 / 0	1979 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 240	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
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	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1848	1396	1340	1008	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	240 0	438 0	373 300	660 0	528 0	225 0
SFLA	2088	1834	1713	1668	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,800					
Prior Total	$188,000					
Comp Land Estimate	$27,000	$26,700	$25,500	$27,000	$31,800	$27,800
Sale Date		9/12/2018	10/19/2018	5/23/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$215,000	$190,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$229,800	$208,900	$215,000	$188,100
TADJSP/SQFT		$114.29	$134.15	$125.24	$118.13	$144.14
Total Adj Factors	$165,300	$126,700	$122,900	$116,700	$131,300	$112,700
Adjusted Sale Price		$248,200	$272,200	$257,500	$249,000	$240,700
Comparable Estimate	$253,500 ($121.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-49	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Komosinski , Thomas M	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	20 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1980 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$128,500					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$100,900	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$178,900	$158,700	$162,300	$176,200	$180,300
Comparable Estimate	$171,300 ($156.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-81	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.18-2-6
Owner	Pijacki, Jeffrey P	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Szerbiak, Eugene C
Address	23 Jerome Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	272 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	67 x 120	48 x 133	60 x 120	62 x 120	68 x 144
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	1981 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1991 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1430	1344	1339	1092	1235	1805
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1430	1344	1339	1092	1235	1805
Att/Det Gar Sqft	418	460	462	396	441	400
Prior Land	$21,800					
Prior Total	$143,000					
Comp Land Estimate	$27,000	$27,600	$22,700	$25,500	$26,100	$30,500
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	8/27/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$257,900
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$257,900
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$142.88
Total Adj Factors	$121,000	$118,300	$116,600	$98,600	$104,800	$157,800
Adjusted Sale Price		$178,800	$182,400	$199,000	$196,300	$221,100
Comparable Estimate	$195,500 ($136.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-50	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Keatting, Harold M	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	24 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1983 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,900					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$94,000	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$172,000	$151,800	$155,400	$169,300	$173,400
Comparable Estimate	$164,400 ($150.55/SFLA)					

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

Roll Year: 2021

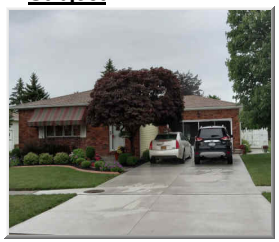
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-80	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Walkowiak, Kenneth	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	27 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 660	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1008	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	660 0	660 0	373 300	438 0	528 0	225 0
SFLA	1668	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,800					
Prior Total	$146,800					
Comp Land Estimate	$27,000	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$116,700	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$208,900	$223,600	$199,600	$200,400	$192,100
Comparable Estimate	$204,900 ($122.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-51	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Fazzino Michael & Kath	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	28 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$123,100					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$97,500	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$175,500	$155,300	$158,900	$172,800	$176,900
Comparable Estimate	$167,900 ($153.75/SFLA)					

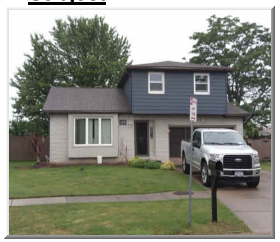
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-79	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Voigt Suzanne H	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	31 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	418	396	460	462	441	418
Prior Land	$21,800					
Prior Total	$124,000					
Comp Land Estimate	$27,000	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$99,000	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$177,000	$156,800	$160,400	$174,300	$178,400
Comparable Estimate	$169,400 ($155.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-52	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Hycner, Kenneth K	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	32 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,900					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$95,000	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$173,000	$152,800	$156,400	$170,300	$174,400
Comparable Estimate	$165,400 ($151.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-78	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Abeel Barbara J	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	35 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1983 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / 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 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	418	396	460	462	441	418
Prior Land	$24,600					
Prior Total	$123,100					
Comp Land Estimate	$31,800	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$100,800	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$178,800	$158,600	$162,200	$176,100	$180,200
Comparable Estimate	$171,200 ($156.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-53	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Lorenzo Angelo	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	36 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1980 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1060	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1060	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$20,600					
Prior Total	$125,000					
Comp Land Estimate	$24,900	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$101,000	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$179,000	$158,800	$162,400	$176,300	$180,400
Comparable Estimate	$171,400 ($161.7/SFLA)					

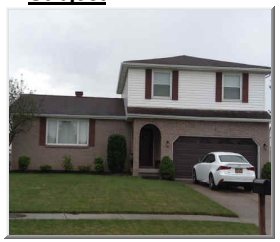
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-54	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Ives, Robert D	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	40 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 154	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1126	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1126	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$19,000					
Prior Total	$124,000					
Comp Land Estimate	$21,700	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$93,100	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$171,100	$150,900	$154,500	$168,400	$172,500
Comparable Estimate	$163,500 ($145.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-55	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Nolan Ronald M	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	44 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 155	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 307	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / 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	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1163	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	307 0	660 0	373 300	438 0	225 0	528 0
SFLA	1470	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$19,000					
Prior Total	$144,000					
Comp Land Estimate	$21,800	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$118,500	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$210,700	$225,400	$201,400	$193,900	$202,200
Comparable Estimate	$206,700 ($140.61/SFLA)					

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

Roll Year: 2021

Option : 124_ENPM_OPTIONS



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-56	114.19-2-77	114.19-1-71	114.19-2-10	114.17-6-1	114.17-8-5
Owner	Neureuther, Donna M	Talukder, Mohammed W	Kotas, Danielle L	Smith, Tara L	Koch, Brian	Marr, Michael J
Address	48 Jerome Dr	299 Barbados Dr	99 Jerome Dr	252 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	43 x 155	64 x 120	65 x 120	60 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1981 / 0	1979 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 864	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	3 Partial 2	3 Partial 2	3 Partial 0	4 Full 1
1st Sty Area	1008	1396	1008	1340	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	864 0	438 0	660 0	373 300	528 0	225 0
SFLA	1872	1834	1668	1713	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$19,000					
Prior Total	$150,000					
Comp Land Estimate	$21,800	$26,700	$27,000	$25,500	$31,800	$27,800
Sale Date		9/12/2018	5/23/2018	10/19/2018	8/25/2020	9/28/2018
Sale Price		$195,000	$190,000	$215,000	$215,000	$175,000
Time Adj Sale Price		$209,600	$208,900	$229,800	$215,000	$188,100
TADJSP/SQFT		$114.29	$125.24	$134.15	$118.13	$144.14
Total Adj Factors	$121,200	$126,700	$116,700	$122,900	$131,300	$112,700
Adjusted Sale Price		$204,100	$213,400	$228,100	$204,900	$196,600
Comparable Estimate	$209,400 ($111.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-57	114.19-1-71	114.19-2-10	114.19-2-77	114.17-8-5	114.17-6-1
Owner	Patro, Danielle M	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Marr, Michael J	Koch, Brian
Address	52 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	167 Losson Rd	3 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	58 x 120	65 x 120	60 x 120	64 x 120	64 x 130	85 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	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 283	C Average 100	C Average 100	C Average 100	C Average 100	C Average 105
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 2	3 Partial 2	4 Full 2	4 Full 1	3 Partial 0
1st Sty Area	1198	1008	1340	1396	1080	1292
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	283 0	660 0	373 300	438 0	225 0	528 0
SFLA	1481	1668	1713	1834	1305	1820
Att/Det Gar Sqft						242
Prior Land	$20,600					
Prior Total	$140,000					
Comp Land Estimate	$24,900	$27,000	$25,500	$26,700	$27,800	$31,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	9/28/2018	8/25/2020
Sale Price		$190,000	$215,000	$195,000	$175,000	$215,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$188,100	$215,000
TADJSP/SQFT		$125.24	$134.15	$114.29	$144.14	$118.13
Total Adj Factors	$115,000	$116,700	$122,900	$126,700	$112,700	$131,300
Adjusted Sale Price		$207,200	$221,900	$197,900	$190,400	$198,700
Comparable Estimate	$203,200 ($137.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-58	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	McCooey, Carrie A	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	56 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt 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	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1118	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$95,400	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$173,400	$153,200	$156,800	$170,700	$174,800
Comparable Estimate	$165,800 ($148.3/SFLA)					

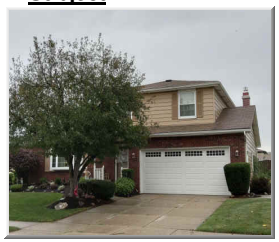
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-59	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Czerniak, Marie A	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	60 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt 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	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1118	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$95,400	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$173,400	$153,200	$156,800	$170,700	$174,800
Comparable Estimate	$165,800 ($148.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-60	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Ball Ronald	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	64 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	45 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1980 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$17,500					
Prior Total	$120,000					
Comp Land Estimate	$20,300	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$90,100	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$168,100	$147,900	$151,500	$165,400	$169,500
Comparable Estimate	$160,500 ($146.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-61	114.19-2-34	114.18-4-9	114.18-4-28	114.18-2-4	114.18-4-29
Owner	Papaj, Michael J	Ipe, John	Rogalski, Carol	Begay, Stephen G	Raczka, Jason Robert	White, Donald II
Address	68 Jerome Dr	348 Barbados Dr	76 Whitney Pl	51 Parktrail Ln	280 Towers Blvd	55 Parktrail 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	51 x 160	65 x 117	65 x 138	67 x 130	83 x 197	77 x 131
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	1980 / 0	1991 / 0	1989 / 0	1990 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / Y	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1050	936	1098	1078	1197	1016
2nd Sty Area	896	728	808	812	826	784
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 600
SFLA	1946	1664	1906	1890	2023	1800
Att/Det Gar Sqft	460	400	484	380	483	460
Prior Land	$21,900					
Prior Total	$178,000					
Comp Land Estimate	$26,000	$26,700	$28,900	$28,700	$38,200	$31,700
Sale Date		12/12/2019	8/2/2018	5/25/2018	12/10/2019	12/2/2019
Sale Price		$170,000	$245,000	$218,900	$225,000	$210,000
Time Adj Sale Price		$172,300	$264,900	$240,700	$228,000	$212,800
TADJSP/SQFT		$103.55	$138.98	$127.35	$112.70	$118.22
Total Adj Factors	$134,500	$106,000	$143,300	$141,800	$150,100	$120,300
Adjusted Sale Price		$200,800	$256,100	$233,400	$212,400	$227,000
Comparable Estimate	$225,900 ($116.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-62	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Kieser, Christopher D	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	72 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	52 x 160	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 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	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1118	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$22,100					
Prior Total	$122,000					
Comp Land Estimate	$26,300	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$93,500	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$171,500	$151,300	$154,900	$168,800	$172,900
Comparable Estimate	$163,900 ($146.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-77	114.19-1-68	114.19-2-14	114.19-1-75	114.18-2-6	114.17-8-14
Owner	Nhat Dam, Khanh	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Szerbiak, Eugene C	Eddy, Robert T
Address	75 Jerome Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	272 Towers Blvd	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	86 x 120	67 x 120	48 x 133	60 x 120	68 x 144	62 x 130
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	1982 / 0	1981 / 0	1987 / 0	1981 / 0	1991 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	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	1540	1344	1339	1092	1805	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 360	0 0	0 0
SFLA	1540	1344	1339	1092	1805	1596
Att/Det Gar Sqft	418	460	462	396	400	462
Prior Land	$24,700					
Prior Total	$140,000					
Comp Land Estimate	$32,000	$27,600	$22,700	$25,500	$30,500	$27,100
Sale Date		8/30/2019	2/5/2019	1/21/2020	8/27/2020	10/2/2018
Sale Price		$171,500	$170,000	$174,900	$257,900	$192,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$257,900	$205,200
TADJSP/SQFT		$131.03	$132.94	$161.72	$142.88	$128.57
Total Adj Factors	$127,400	$118,300	$116,600	$98,600	$157,800	$148,700
Adjusted Sale Price		$185,200	$188,800	$205,400	$227,500	$183,900
Comparable Estimate	$198,200 ($128.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-63	114.18-4-28	114.19-2-34	114.18-4-9	114.18-4-29	114.18-2-4
Owner	Suminski, Joseph E	Begay, Stephen G	Ipe, John	Rogalski, Carol	White, Donald II	Raczka, Jason Robert
Address	76 Jerome Dr	51 Parktrail Ln	348 Barbados Dr	76 Whitney Pl	55 Parktrail Ln	280 Towers Blvd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	67 x 130	65 x 117	65 x 138	77 x 131	83 x 197
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	1989 / 0	1980 / 0	1991 / 0	1990 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1183	1078	936	1098	1016	1197
2nd Sty Area	713	812	728	808	784	826
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 600	0 0
SFLA	1896	1890	1664	1906	1800	2023
Att/Det Gar Sqft	420	380	400	484	460	483
Prior Land	$21,900					
Prior Total	$180,000					
Comp Land Estimate	$27,300	$28,700	$26,700	$28,900	$31,700	$38,200
Sale Date		5/25/2018	12/12/2019	8/2/2018	12/2/2019	12/10/2019
Sale Price		$218,900	$170,000	$245,000	$210,000	$225,000
Time Adj Sale Price		$240,700	$172,300	$264,900	$212,800	$228,000
TADJSP/SQFT		$127.35	$103.55	$138.98	$118.22	$112.70
Total Adj Factors	$132,900	$141,800	$106,000	$143,300	$120,300	$150,100
Adjusted Sale Price		$231,800	$199,200	$254,500	$225,400	$210,800
Comparable Estimate	$224,300 ($118.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-76	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Fenske, Justin	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	79 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 120	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1980 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 274	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1328	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	274 224	660 0	373 300	438 0	528 0	225 0
SFLA	1602	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,600					
Prior Total	$138,000					
Comp Land Estimate	$26,700	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$121,100	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$213,300	$228,000	$204,000	$204,800	$196,500
Comparable Estimate	$209,300 ($130.65/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-64	114.19-1-68	114.19-1-75	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Cortellucci, Emerenzian	Kolodziejski, Daniel J	Leis, Brian J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	80 Jerome Dr	96 Jerome Dr	83 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	67 x 120	60 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	4 Good	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 No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1230	1344	1092	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 360	0 400	0 0	0 0
SFLA	1230	1344	1092	1339	1235	1072
Att/Det Gar Sqft	357	460	396	462	441	418
Prior Land	$21,900					
Prior Total	$142,000					
Comp Land Estimate	$27,300	$27,600	$25,500	$22,700	$26,100	$27,900
Sale Date		8/30/2019	1/21/2020	2/5/2019	3/2/2018	7/6/2018
Sale Price		$171,500	$174,900	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,100	$176,600	$178,000	$180,100	$195,700
TADJSP/SQFT		$131.03	$161.72	$132.94	$145.83	$182.56
Total Adj Factors	$119,000	$118,300	$98,600	$116,600	$104,800	$116,300
Adjusted Sale Price		$176,800	$197,000	$180,400	$194,300	$198,400
Comparable Estimate	$189,400 ($153.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-75	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Leis, Brian J	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	83 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm 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	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$126,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$98,600	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$176,600	$156,400	$160,000	$173,900	$178,000
Comparable Estimate	$169,000 ($154.76/SFLA)					

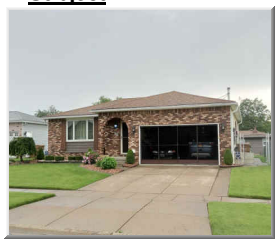
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-65	114.19-2-34	114.19-2-30	114.18-4-29	114.18-4-28	114.18-4-9
Owner	Kistner, Gary P	Ipe, John	Hoffman, Christine M	White, Donald II	Begay, Stephen G	Rogalski, Carol
Address	84 Jerome Dr	348 Barbados Dr	332 Barbados Dr	55 Parktrail Ln	51 Parktrail Ln	76 Whitney Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 117	85 x 118	77 x 131	67 x 130	65 x 138
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	1980 / 0	1987 / 0	1990 / 0	1989 / 0	1991 / 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 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 No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
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	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	936	912	1016	1078	1098
2nd Sty Area	660	728	712	784	812	808
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 300	0 600	0 0	0 0
SFLA	1668	1664	1624	1800	1890	1906
Att/Det Gar Sqft	400	400	440	460	380	484
Prior Land	$21,900					
Prior Total	$160,190					
Comp Land Estimate	$27,300	$26,700	$31,500	$31,700	$28,700	$28,900
Sale Date		12/12/2019	9/15/2020	12/2/2019	5/25/2018	8/2/2018
Sale Price		$170,000	$245,332	$210,000	$218,900	$245,000
Time Adj Sale Price		$172,300	$245,300	$212,800	$240,700	$264,900
TADJSP/SQFT		$103.55	$151.05	$118.22	$127.35	$138.98
Total Adj Factors	$120,800	$106,000	$157,300	$120,300	$141,800	$143,300
Adjusted Sale Price		$187,100	$208,800	$213,300	$219,700	$242,400
Comparable Estimate	$214,300 ($128.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-74	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Piekarski, Mary Ann	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	87 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1981 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1092	1092	1344	1339	1235	1072
Att/Det Gar Sqft	396	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,900					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$94,000	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$172,000	$151,800	$155,400	$169,300	$173,400
Comparable Estimate	$164,400 ($150.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-66	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Nelson, Andrew T	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	88 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 660	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1008	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	660 400	660 0	373 300	438 0	528 0	225 0
SFLA	1668	1668	1713	1834	1820	1305
Att/Det Gar Sqft	400				242	
Prior Land	$21,900					
Prior Total	$163,012					
Comp Land Estimate	$27,300	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$117,900	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$210,100	$224,800	$200,800	$201,600	$193,300
Comparable Estimate	$206,100 ($123.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-73	114.19-1-75	114.19-1-68	114.19-2-14	114.13-2-18	114.17-3-8
Owner	Johnson, Albert W Jr	Leis, Brian J	Kolodziejski, Daniel J	Lang, Matthew J	Joy, Geoffrey	Krempa, Jonathan J
Address	91 Jerome Dr	83 Jerome Dr	96 Jerome Dr	268 Barbados Dr	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	67 x 120	48 x 133	62 x 120	60 x 145
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	1979 / 0	1981 / 0	1981 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	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	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1118	1092	1344	1339	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 117	0 400	0 0	0 0
SFLA	1118	1092	1344	1339	1235	1072
Att/Det Gar Sqft	220	396	460	462	441	418
Prior Land	$21,000					
Prior Total	$121,000					
Comp Land Estimate	$25,500	$25,500	$27,600	$22,700	$26,100	$27,900
Sale Date		1/21/2020	8/30/2019	2/5/2019	3/2/2018	7/6/2018
Sale Price		$174,900	$171,500	$170,000	$162,000	$180,000
Time Adj Sale Price		$176,600	$176,100	$178,000	$180,100	$195,700
TADJSP/SQFT		$161.72	$131.03	$132.94	$145.83	$182.56
Total Adj Factors	$91,800	$98,600	$118,300	$116,600	$104,800	$116,300
Adjusted Sale Price		$169,800	$149,600	$153,200	$167,100	$171,200
Comparable Estimate	$162,200 ($145.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-67	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Lemoine, Boris	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	92 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 660	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1008	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	660 0	660 0	373 300	438 0	528 0	225 0
SFLA	1668	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$22,100					
Prior Total	$147,000					
Comp Land Estimate	$27,600	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$117,900	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$210,100	$224,800	$200,800	$201,600	$193,300
Comparable Estimate	$206,100 ($123.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-72	114.19-1-68	114.19-2-14	114.18-2-6	114.19-1-75	114.17-8-14
Owner	Lorefice, Paul W	Kolodziejski, Daniel J	Lang, Matthew J	Szerbiak, Eugene C	Leis, Brian J	Eddy, Robert T
Address	95 Jerome Dr	96 Jerome Dr	268 Barbados Dr	272 Towers Blvd	83 Jerome Dr	203 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	67 x 120	48 x 133	68 x 144	60 x 120	62 x 130
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	1979 / 0	1981 / 0	1987 / 0	1991 / 0	1981 / 0	1985 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / Y	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1598	1344	1339	1805	1092	1596
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 117	0 400	0 0	0 360	0 0
SFLA	1598	1344	1339	1805	1092	1596
Att/Det Gar Sqft	200	460	462	400	396	462
Prior Land	$21,800					
Prior Total	$148,100					
Comp Land Estimate	$27,000	$27,600	$22,700	$30,500	$25,500	$27,100
Sale Date		8/30/2019	2/5/2019	8/27/2020	1/21/2020	10/2/2018
Sale Price		$171,500	$170,000	$257,900	$174,900	$192,000
Time Adj Sale Price		$176,100	$178,000	$257,900	$176,600	$205,200
TADJSP/SQFT		$131.03	$132.94	$142.88	$161.72	$128.57
Total Adj Factors	$125,300	$118,300	$116,600	$157,800	$98,600	$148,700
Adjusted Sale Price		$183,100	$186,700	$225,400	$203,300	$181,800
Comparable Estimate	$196,100 ($122.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-68	114.19-1-68	114.19-2-14	114.19-1-75	114.13-2-18	114.17-3-24
Owner	Kolodziejski, Daniel J	Kolodziejski, Daniel J	Lang, Matthew J	Leis, Brian J	Joy, Geoffrey	Morrissey, Terrence
Address	96 Jerome Dr	96 Jerome Dr	268 Barbados Dr	83 Jerome Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 120	67 x 120	48 x 133	60 x 120	62 x 120	60 x 121
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	1981 / 0	1981 / 0	1987 / 0	1981 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / 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	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1344	1344	1339	1092	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 117	0 117	0 400	0 360	0 0	0 0
SFLA	1344	1344	1339	1092	1235	1255
Att/Det Gar Sqft	460	460	462	396	441	441
Prior Land	$22,100					
Prior Total	$140,000					
Comp Land Estimate	$27,600	$27,600	$22,700	$25,500	$26,100	$25,600
Sale Date		8/30/2019	2/5/2019	1/21/2020	3/2/2018	2/11/2020
Sale Price		$171,500	$170,000	$174,900	$162,000	$153,000
Time Adj Sale Price		$176,100	$178,000	$176,600	$180,100	$154,300
TADJSP/SQFT		$131.03	$132.94	$161.72	$145.83	$122.95
Total Adj Factors	$118,300	$118,300	$116,600	$98,600	$104,800	$95,600
Adjusted Sale Price		$176,100	$179,700	$196,300	$193,600	$177,000
Comparable Estimate	$184,500 ($137.28/SFLA)					

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

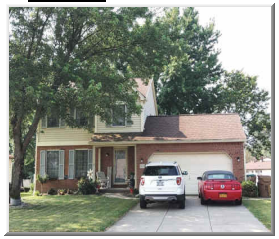
Roll Year: 2021

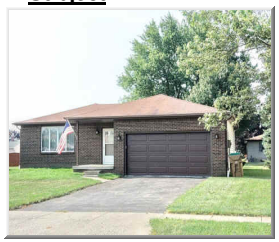
Option : 124_ENPM_OPTIONS

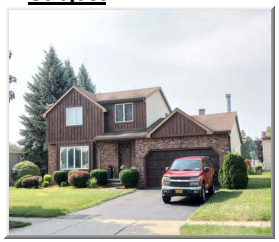
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.19-1-71	114.19-1-71	114.19-2-10	114.19-2-77	114.17-6-1	114.17-8-5
Owner	Kotas, Danielle L	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W	Koch, Brian	Marr, Michael J
Address	99 Jerome Dr	99 Jerome Dr	252 Barbados Dr	299 Barbados Dr	3 Butternut Rd	167 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	65 x 120	60 x 120	64 x 120	85 x 120	64 x 130
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1979 / 0	1981 / 0	1981 / 0	1988 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 660	C Average 100	C Average 100	C Average 100	C Average 105	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	3 Partial 2	3 Partial 2	4 Full 2	3 Partial 0	4 Full 1
1st Sty Area	1008	1008	1340	1396	1292	1080
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	660 0	660 0	373 300	438 0	528 0	225 0
SFLA	1668	1668	1713	1834	1820	1305
Att/Det Gar Sqft					242	
Prior Land	$21,800					
Prior Total	$143,000					
Comp Land Estimate	$27,000	$27,000	$25,500	$26,700	$31,800	$27,800
Sale Date		5/23/2018	10/19/2018	9/12/2018	8/25/2020	9/28/2018
Sale Price		$190,000	$215,000	$195,000	$215,000	$175,000
Time Adj Sale Price		$208,900	$229,800	$209,600	$215,000	$188,100
TADJSP/SQFT		$125.24	$134.15	$114.29	$118.13	$144.14
Total Adj Factors	$116,700	$116,700	$122,900	$126,700	$131,300	$112,700
Adjusted Sale Price		$208,900	$223,600	$199,600	$200,400	$192,100
Comparable Estimate	$204,900 ($122.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-2	113.20-5-2	113.20-5-36	114.17-3-24	114.13-2-18	113.20-5-57.2
Owner	Szymanski Brian	Szymanski, Brian	Kaska, Julie	Morrissey, Terrence	Joy, Geoffrey	Jones, Dawan D
Address	97 Losson Rd	97 Losson Rd	26 Redoak Dr	173 Hillpine Rd	232 Losson Rd	41 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	73 x 120	73 x 120	131 x 115	60 x 121	62 x 120	62 x 142
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	1988 / 0	1988 / 0	1987 / 0	1989 / 0	1990 / 0	1990 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	1	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1302	1302	1220	1255	1235	1562
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1302	1302	1220	1255	1235	1562
Att/Det Gar Sqft	399	399	440	441	441	440
Prior Land	$23,000					
Prior Total	$109,560					
Comp Land Estimate	$29,400	$29,400	$38,400	$25,600	$26,100	$28,300
Sale Date		5/24/2019	9/11/2018	2/11/2020	3/2/2018	11/26/2019
Sale Price		$131,500	$182,000	$153,000	$162,000	$212,500
Time Adj Sale Price		$136,400	$195,600	$154,300	$180,100	$216,100
TADJSP/SQFT		$104.76	$160.33	$122.95	$145.83	$138.35
Total Adj Factors	$88,100	$88,100	$119,600	$95,600	$104,800	$143,900
Adjusted Sale Price		$136,400	$164,100	$146,800	$163,400	$160,300
Comparable Estimate	$154,200 ($118.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-3	113.20-5-36	114.17-3-24	113.20-5-2	114.13-2-18	114.17-3-8
Owner	Carroll, Nicholas D	Kaska, Julie	Morrissey, Terrence	Szymanski, Brian	Joy, Geoffrey	Krempa, Jonathan J
Address	101 Losson Rd	26 Redoak Dr	173 Hillpine Rd	97 Losson Rd	232 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	131 x 115	60 x 121	73 x 120	62 x 120	60 x 145
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	1987 / 0	1987 / 0	1989 / 0	1988 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	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	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1197	1220	1255	1302	1235	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1197	1220	1255	1302	1235	1072
Att/Det Gar Sqft	420	440	441	399	441	418
Prior Land	$21,900					
Prior Total	$135,000					
Comp Land Estimate	$27,300	$38,400	$25,600	$29,400	$26,100	$27,900
Sale Date		9/11/2018	2/11/2020	5/24/2019	3/2/2018	7/6/2018
Sale Price		$182,000	$153,000	$131,500	$162,000	$180,000
Time Adj Sale Price		$195,600	$154,300	$136,400	$180,100	$195,700
TADJSP/SQFT		$160.33	$122.95	$104.76	$145.83	$182.56
Total Adj Factors	$103,100	$119,600	$95,600	$88,100	$104,800	$116,300
Adjusted Sale Price		$179,100	$161,800	$151,400	$178,400	$182,500
Comparable Estimate	$170,600 ($142.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-4	114.17-2-24	114.17-5-22	114.17-5-30	114.17-6-11	113.20-5-11
Owner	Metzger, Kerri L	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Kleinfelder, Michael R	Gould, David
Address	105 Losson Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	58 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	63 x 145	66 x 119	59 x 116	60 x 120	85 x 120
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	1988 / 0	1987 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	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	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	848	874	813	632	954
2nd Sty Area	752	617	641	740	888	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 250	0 0	0 0
SFLA	1472	1465	1515	1553	1520	1620
Att/Det Gar Sqft	440	440	440	420	400	441
Prior Land	$21,900					
Prior Total	$155,000					
Comp Land Estimate	$27,300	$28,900	$27,200	$24,800	$25,500	$31,800
Sale Date		4/25/2018	9/5/2018	12/30/2019	5/20/2020	3/5/2018
Sale Price		$210,000	$206,500	$205,000	$207,000	$180,000
Time Adj Sale Price		$232,200	$222,000	$207,700	$207,700	$200,100
TADJSP/SQFT		$158.50	$146.53	$133.74	$136.64	$123.52
Total Adj Factors	$111,800	$115,100	$115,000	$116,700	$114,900	$132,500
Adjusted Sale Price		$228,900	$218,800	$202,800	$204,600	$179,400
Comparable Estimate	$206,900 ($140.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-5	114.13-2-26	113.20-5-36	113.20-5-2	114.17-3-24	113.20-5-57.2
Owner	Brown, Robert E	Miller, Eric W	Kaska, Julie	Szymanski, Brian	Morrissey, Terrence	Jones, Dawan D
Address	109 Losson Rd	20 Rushford Ln	26 Redoak Dr	97 Losson Rd	173 Hillpine Rd	41 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	65 x 120	131 x 115	73 x 120	60 x 121	62 x 142
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	1987 / 0	1998 / 0	1987 / 0	1988 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 105	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	1	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1424	1426	1220	1302	1255	1562
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1424	1426	1220	1302	1255	1562
Att/Det Gar Sqft	380	400	440	399	441	440
Prior Land	$21,900					
Prior Total	$145,000					
Comp Land Estimate	$27,300	$27,000	$38,400	$29,400	$25,600	$28,300
Sale Date		11/5/2020	9/11/2018	5/24/2019	2/11/2020	11/26/2019
Sale Price		$207,500	$182,000	$131,500	$153,000	$212,500
Time Adj Sale Price		$207,500	$195,600	$136,400	$154,300	$216,100
TADJSP/SQFT		$145.51	$160.33	$104.76	$122.95	$138.35
Total Adj Factors	$120,300	$122,300	$119,600	$88,100	$95,600	$143,900
Adjusted Sale Price		$205,500	$196,300	$168,600	$179,000	$192,500
Comparable Estimate	$188,400 ($132.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-6	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30	113.20-5-11
Owner	Zmich, Stanley	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr	Gould, David
Address	113 Losson Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	63 x 145	60 x 120	66 x 119	59 x 116	85 x 120
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	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	848	848	632	874	813	954
2nd Sty Area	630	617	888	641	740	666
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1478	1465	1520	1515	1553	1620
Att/Det Gar Sqft	440	440	400	440	420	441
Prior Land	$21,900					
Prior Total	$156,000					
Comp Land Estimate	$27,300	$28,900	$25,500	$27,200	$24,800	$31,800
Sale Date		4/25/2018	5/20/2020	9/5/2018	12/30/2019	3/5/2018
Sale Price		$210,000	$207,000	$206,500	$205,000	$180,000
Time Adj Sale Price		$232,200	$207,700	$222,000	$207,700	$200,100
TADJSP/SQFT		$158.50	$136.64	$146.53	$133.74	$123.52
Total Adj Factors	$113,100	$115,100	$114,900	$115,000	$116,700	$132,500
Adjusted Sale Price		$230,200	$205,900	$220,100	$204,100	$180,700
Comparable Estimate	$208,200 ($140.87/SFLA)					

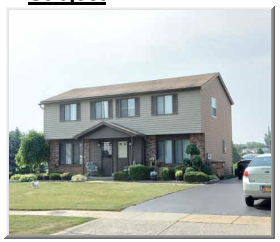
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-7	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	113.20-5-2
Owner	Gibson, Marjory	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Szymanski, Brian
Address	117 Losson Rd	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	131 x 115	60 x 145	60 x 121	60 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1220	1072	1255	1004	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1220	1072	1255	1004	1302
Att/Det Gar Sqft	440	440	418	441	414	399
Prior Land	$21,900					
Prior Total	$115,000					
Comp Land Estimate	$27,300	$38,400	$27,900	$25,600	$25,500	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$170,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$104.76
Total Adj Factors	$88,100	$119,600	$116,300	$95,600	$101,500	$88,100
Adjusted Sale Price		$164,100	$167,500	$146,800	$161,200	$136,400
Comparable Estimate	$155,200 ($161.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-8	113.20-5-36	114.17-3-8	114.17-3-24	114.13-2-46	113.20-5-2
Owner	Rutkowski, Daniel F	Kaska, Julie	Krempa, Jonathan J	Morrissey, Terrence	Tomasello, Susan L	Szymanski, Brian
Address	121 Losson Rd	26 Redoak Dr	109 Hillpine Rd	173 Hillpine Rd	80 Elmleaf Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	131 x 115	60 x 145	60 x 121	60 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1987 / 0	1989 / 0	1989 / 0	2003 / 0	1988 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	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 Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	2	1
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1220	1072	1255	1004	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1220	1072	1255	1004	1302
Att/Det Gar Sqft	484	440	418	441	414	399
Prior Land	$21,900					
Prior Total	$110,000					
Comp Land Estimate	$27,300	$38,400	$27,900	$25,600	$25,500	$29,400
Sale Date		9/11/2018	7/6/2018	2/11/2020	8/9/2019	5/24/2019
Sale Price		$182,000	$180,000	$153,000	$170,000	$131,500
Time Adj Sale Price		$195,600	$195,700	$154,300	$174,600	$136,400
TADJSP/SQFT		$160.33	$182.56	$122.95	$173.90	$104.76
Total Adj Factors	$88,700	$119,600	$116,300	$95,600	$101,500	$88,100
Adjusted Sale Price		$164,700	$168,100	$147,400	$161,800	$137,000
Comparable Estimate	$155,800 ($162.29/SFLA)					

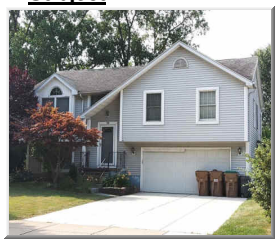
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-9	113.20-5-57.2	114.13-2-26	114.17-8-14	113.20-5-36	113.20-5-2
Owner	Czubinski, Steven K	Jones, Dawan D	Miller, Eric W	Eddy, Robert T	Kaska, Julie	Szymanski, Brian
Address	125 Losson Rd	41 Redoak Dr	20 Rushford Ln	203 Losson Rd	26 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	66 x 120	62 x 142	65 x 120	62 x 130	131 x 115	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1990 / 0	1998 / 0	1985 / 0	1987 / 0	1988 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 105	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 1	1 / 1	2 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1526	1562	1426	1596	1220	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1526	1562	1426	1596	1220	1302
Att/Det Gar Sqft	418	440	400	462	440	399
Prior Land	$21,900					
Prior Total	$152,000					
Comp Land Estimate	$27,300	$28,300	$27,000	$27,100	$38,400	$29,400
Sale Date		11/26/2019	11/5/2020	10/2/2018	9/11/2018	5/24/2019
Sale Price		$212,500	$207,500	$192,000	$182,000	$131,500
Time Adj Sale Price		$216,100	$207,500	$205,200	$195,600	$136,400
TADJSP/SQFT		$138.35	$145.51	$128.57	$160.33	$104.76
Total Adj Factors	$125,000	$143,900	$122,300	$148,700	$119,600	$88,100
Adjusted Sale Price		$197,200	$210,200	$181,500	$201,000	$173,300
Comparable Estimate	$192,600 ($126.21/SFLA)					

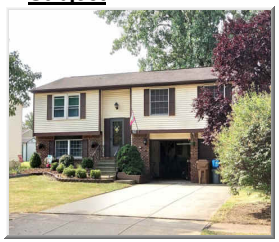
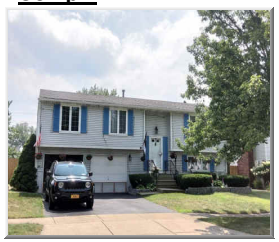
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-10	113.20-5-11	114.17-5-30	113.20-5-57.2	114.17-5-22	114.17-6-11
Owner	Weidrich, Alan R	Gould, David	McCabe, Shawn P Jr	Jones, Dawan D	Hill, Stephen J	Kleinfelder, Michael R
Address	129 Losson Rd	133 Losson Rd	217 Hillpine Rd	41 Redoak Dr	249 Hillpine Rd	58 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	59 x 116	62 x 142	66 x 119	60 x 120
Building Style	06 Contemporary	05 Colonial	05 Colonial	01 Ranch	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	1990 / 0	1990 / 0	1989 / 0	1990 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / Y	0 / N	0 / N	1 / N	1 / N
Stories	2.0	2.0	2.0	1.0	2.0	2.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1045	954	813	1562	874	632
2nd Sty Area	513	666	740	0	641	888
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1558	1620	1553	1562	1515	1520
Att/Det Gar Sqft	340	441	420	440	440	400
Prior Land	$24,600					
Prior Total	$161,900					
Comp Land Estimate	$31,800	$31,800	$24,800	$28,300	$27,200	$25,500
Sale Date		3/5/2018	12/30/2019	11/26/2019	9/5/2018	5/20/2020
Sale Price		$180,000	$205,000	$212,500	$206,500	$207,000
Time Adj Sale Price		$200,100	$207,700	$216,100	$222,000	$207,700
TADJSP/SQFT		$123.52	$133.74	$138.35	$146.53	$136.64
Total Adj Factors	$121,200	$132,500	$116,700	$143,900	$115,000	$114,900
Adjusted Sale Price		$188,800	$212,200	$193,400	$228,200	$214,000
Comparable Estimate	$207,300 ($133.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-11	113.20-5-11	114.17-5-30	114.17-5-22	114.17-6-11	114.17-6-20
Owner	Gould David	Gould, David	McCabe, Shawn P Jr	Hill, Stephen J	Kleinfelder, Michael R	Hajiskari, Parker E
Address	133 Losson Rd	133 Losson Rd	217 Hillpine Rd	249 Hillpine Rd	58 Hillpine Rd	63 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	59 x 116	66 x 119	60 x 120	65 x 194
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	1990 / 0	1990 / 0	1989 / 0	1989 / 0	1987 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / Y	1 / Y	0 / N	1 / N	1 / N	1 / N
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	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	954	954	813	874	632	934
2nd Sty Area	666	666	740	641	888	839
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 250	0 0	0 0	0 0
SFLA	1620	1620	1553	1515	1520	1773
Att/Det Gar Sqft	441	441	420	440	400	420
Prior Land	$24,600					
Prior Total	$155,210					
Comp Land Estimate	$31,800	$31,800	$24,800	$27,200	$25,500	$32,600
Sale Date		3/5/2018	12/30/2019	9/5/2018	5/20/2020	4/20/2020
Sale Price		$180,000	$205,000	$206,500	$207,000	$215,000
Time Adj Sale Price		$200,100	$207,700	$222,000	$207,700	$216,100
TADJSP/SQFT		$123.52	$133.74	$146.53	$136.64	$121.88
Total Adj Factors	$132,500	$132,500	$116,700	$115,000	$114,900	$134,100
Adjusted Sale Price		$200,100	$223,500	$239,500	$225,300	$214,500
Comparable Estimate	$220,600 ($136.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	113.20-5-12	114.09-6-1	125.10-1-61	113.12-1-26	113.12-1-21	113.12-1-20
Owner	Pluta, John J	Roman, Brendan P	Decmar Properties, LLC	Bell, Anthony M	Weng, Ying	Moura, Vinicius F
Address	137 Losson Rd	55 Center Ave	73 Strasbourg Dr	3 Marie Ave	23 Marie Ave	27 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	122	122	122
School Code	143001	143001	146801	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	55 x 110	50 x 112	50 x 112	60 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1969 / 0	1970 / 0	1967 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / 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	7	6	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1184	1190	1144	1118	1118
2nd Sty Area	1134	1240	1040	1144	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	2226	2424	2230	2288	2262	2262
Att/Det Gar Sqft		400		462	506	
Prior Land	$24,600					
Prior Total	$148,500					
Comp Land Estimate	$31,800	$30,000	$18,100	$15,900	$15,900	$17,800
Sale Date		1/3/2019	6/28/2018	12/27/2019	6/28/2019	11/20/2019
Sale Price		$235,000	$160,000	$185,000	$170,000	$170,980
Time Adj Sale Price		$246,800	$174,900	$187,500	$175,700	$173,800
TADJSP/SQFT		$101.82	$78.43	$81.95	$77.67	$76.83
Total Adj Factors	$129,600	$128,100	$94,000	$98,600	$92,700	$87,100
Adjusted Sale Price		$248,300	$210,500	$218,500	$212,600	$216,300
Comparable Estimate	$221,200 ($99.37/SFLA)					

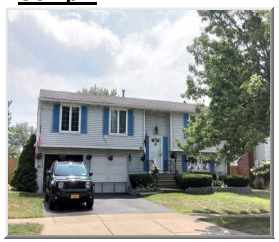
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-2	114.17-7-20	114.17-7-19	114.17-3-9	114.17-7-3	114.17-8-35
Owner	Huzeirovic Reuf	Rivera, Cindy A	Pilarz, Derek S	Czerwonka, Andrew M	Saez, Elizabeth	Lepovich, Bradley C
Address	155 Losson Rd	22 Butternut Rd	26 Butternut Rd	113 Hillpine Rd	9 Ashleaf Dr	5 Rushford Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	62 x 155	62 x 156	60 x 145	62 x 192	60 x 120
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1989 / 0	1986 / 0	1986 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 520	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	3 / 0	2 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1034	1220	998	1112	1182	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	520 0	400 0	442 0	625 0	624 0	624 0
SFLA	1554	1620	1440	1737	1806	1844
Att/Det Gar Sqft		400				
Prior Land	$22,200					
Prior Total	$167,743					
Comp Land Estimate	$27,100	$29,400	$29,400	$27,900	$31,400	$25,500
Sale Date		8/9/2019	12/31/2018	9/22/2020	6/13/2018	5/25/2018
Sale Price		$185,000	$167,900	$220,000	$182,500	$185,000
Time Adj Sale Price		$190,000	$177,400	$220,000	$199,500	$203,400
TADJSP/SQFT		$117.28	$123.19	$126.66	$110.47	$110.30
Total Adj Factors	$143,000	$127,800	$108,400	$140,200	$129,400	$124,400
Adjusted Sale Price		$205,200	$212,000	$222,800	$213,100	$222,000
Comparable Estimate	$215,000 ($138.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-3	114.17-7-20	114.17-7-3	114.17-8-35	114.17-7-19	114.17-3-9
Owner	Brzezowski Timothy J &	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Pilarz, Derek S	Czerwonka, Andrew M
Address	159 Losson Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	26 Butternut Rd	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	62 x 155	62 x 192	60 x 120	62 x 156	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 481	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	3 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1	4 Full 2
1st Sty Area	1161	1220	1182	1220	998	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	481 0	400 0	624 0	624 0	442 0	625 0
SFLA	1642	1620	1806	1844	1440	1737
Att/Det Gar Sqft		400				
Prior Land	$22,500					
Prior Total	$140,000					
Comp Land Estimate	$27,800	$29,400	$31,400	$25,500	$29,400	$27,900
Sale Date		8/9/2019	6/13/2018	5/25/2018	12/31/2018	9/22/2020
Sale Price		$185,000	$182,500	$185,000	$167,900	$220,000
Time Adj Sale Price		$190,000	$199,500	$203,400	$177,400	$220,000
TADJSP/SQFT		$117.28	$110.47	$110.30	$123.19	$126.66
Total Adj Factors	$114,300	$127,800	$129,400	$124,400	$108,400	$140,200
Adjusted Sale Price		$176,500	$184,400	$193,300	$183,300	$194,100
Comparable Estimate	$186,300 ($113.46/SFLA)					

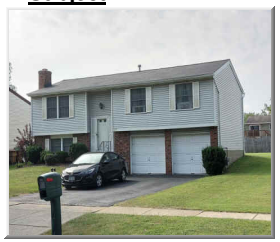
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-4	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Hemmerling, Donna M	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	163 Losson Rd	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 560	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1224	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	560 0	624 0	624 0	400 0	625 0	442 0
SFLA	1784	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$22,200					
Prior Total	$145,000					
Comp Land Estimate	$27,100	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$120,800	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$190,900	$199,800	$183,000	$200,600	$189,800
Comparable Estimate	$192,800 ($108.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-5	114.17-8-5	114.17-6-1	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Marr, Michael J	Marr, Michael J	Koch, Brian	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	167 Losson Rd	167 Losson Rd	3 Butternut Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	64 x 130	85 x 120	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 225	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1080	1080	1292	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	225 0	225 0	528 0	660 0	373 300	438 0
SFLA	1305	1305	1820	1668	1713	1834
Att/Det Gar Sqft			242			
Prior Land	$22,500					
Prior Total	$80,000					
Comp Land Estimate	$27,800	$27,800	$31,800	$27,000	$25,500	$26,700
Sale Date		9/28/2018	8/25/2020	5/23/2018	10/19/2018	9/12/2018
Sale Price		$175,000	$215,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$188,100	$215,000	$208,900	$229,800	$209,600
TADJSP/SQFT		$144.14	$118.13	$125.24	$134.15	$114.29
Total Adj Factors	$112,700	$112,700	$131,300	$116,700	$122,900	$126,700
Adjusted Sale Price		$188,100	$196,400	$204,900	$219,600	$195,600
Comparable Estimate	$200,900 ($153.95/SFLA)					

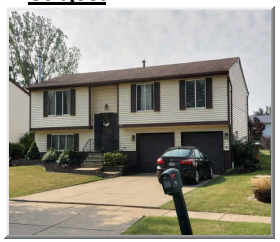
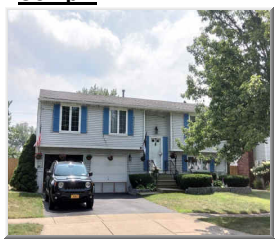
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-2	114.09-6-1	113.12-1-26	125.06-12-6	125.10-1-61	113.12-1-21
Owner	Nordsiek, Christopher M	Roman, Brendan P	Bell, Anthony M	Tamulski, Travis T	Decmar Properties, LLC	Weng, Ying
Address	168 Losson Rd	55 Center Ave	3 Marie Ave	95 Seine Dr	73 Strasbourg Dr	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	122	125	125	122
School Code	143001	143001	143001	146801	146801	143001
Site No.	1	1	1	1	1	1
Land Size	222 x 140	85 x 120	50 x 112	50 x 105	55 x 110	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1970 / 0	1969 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air 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	5	7	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1112	1184	1144	1296	1190	1118
2nd Sty Area	1172	1240	1144	1044	1040	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	2284	2424	2288	2340	2230	2262
Att/Det Gar Sqft	400	400	462			506
Prior Land	$44,300					
Prior Total	$185,000					
Comp Land Estimate	$52,200	$30,000	$15,900	$16,300	$18,100	$15,900
Sale Date		1/3/2019	12/27/2019	4/23/2018	6/28/2018	6/28/2019
Sale Price		$235,000	$185,000	$145,000	$160,000	$170,000
Time Adj Sale Price		$246,800	$187,500	$160,300	$174,900	$175,700
TADJSP/SQFT		$101.82	$81.95	$68.50	$78.43	$77.67
Total Adj Factors	$150,200	$128,100	$98,600	$68,800	$94,000	$92,700
Adjusted Sale Price		$268,900	$239,100	$241,700	$231,100	$233,200
Comparable Estimate	$242,800 ($106.3/SFLA)					

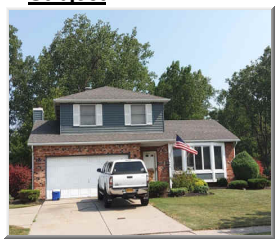
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-6	114.17-7-3	114.17-7-20	114.17-8-35	114.17-3-9	114.17-7-19
Owner	Wray, Rosemarie A	Saez, Elizabeth	Rivera, Cindy A	Lepovich, Bradley C	Czerwonka, Andrew M	Pilarz, Derek S
Address	171 Losson Rd	9 Ashleaf Dr	22 Butternut Rd	5 Rushford Ln	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	62 x 192	62 x 155	60 x 120	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1986 / 0	1987 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 550	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	3 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1172	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	550 0	624 0	400 0	624 0	625 0	442 0
SFLA	1722	1806	1620	1844	1737	1440
Att/Det Gar Sqft			400			
Prior Land	$22,200					
Prior Total	$140,000					
Comp Land Estimate	$27,100	$31,400	$29,400	$25,500	$27,900	$29,400
Sale Date		6/13/2018	8/9/2019	5/25/2018	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$190,000	$203,400	$220,000	$177,400
TADJSP/SQFT		$110.47	$117.28	$110.30	$126.66	$123.19
Total Adj Factors	$124,000	$129,400	$127,800	$124,400	$140,200	$108,400
Adjusted Sale Price		$194,100	$186,200	$203,000	$203,800	$193,000
Comparable Estimate	$196,000 ($113.82/SFLA)					

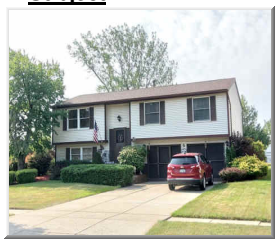
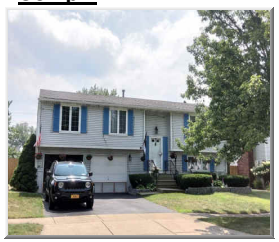
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-3	114.17-3-7	114.17-2-24	114.17-6-11	114.17-5-22	114.17-5-30
Owner	Nordsiek, Christopher M	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Hill, Stephen J	McCabe, Shawn P Jr
Address	172 Losson Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	249 Hillpine Rd	217 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 189	60 x 145	63 x 145	60 x 120	66 x 119	59 x 116
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	1987 / 0	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	610	796	848	632	874	813
2nd Sty Area	614	585	617	888	641	740
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 250
SFLA	1224	1381	1465	1520	1515	1553
Att/Det Gar Sqft	440	440	440	400	440	420
Prior Land	$28,800					
Prior Total	$140,000					
Comp Land Estimate	$36,400	$27,900	$28,900	$25,500	$27,200	$24,800
Sale Date		10/2/2020	4/25/2018	5/20/2020	9/5/2018	12/30/2019
Sale Price		$223,000	$210,000	$207,000	$206,500	$205,000
Time Adj Sale Price		$223,000	$232,200	$207,700	$222,000	$207,700
TADJSP/SQFT		$161.48	$158.50	$136.64	$146.53	$133.74
Total Adj Factors	$104,100	$107,300	$115,100	$114,900	$115,000	$116,700
Adjusted Sale Price		$219,800	$221,200	$196,900	$211,100	$195,100
Comparable Estimate	$208,800 ($170.59/SFLA)					

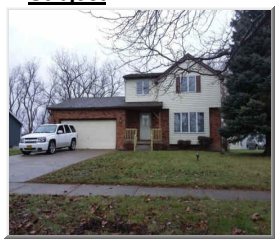
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-7	114.17-7-20	114.17-7-19	114.17-7-3	114.17-8-35	114.17-3-9
Owner	Dandridge, Leon R	Rivera, Cindy A	Pilarz, Derek S	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M
Address	175 Losson Rd	22 Butternut Rd	26 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	62 x 155	62 x 156	62 x 192	60 x 120	60 x 145
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 432	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	3 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 1	4 Full 2	4 Full 2	4 Full 2
1st Sty Area	1132	1220	998	1182	1220	1112
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	432 0	400 0	442 0	624 0	624 0	625 0
SFLA	1564	1620	1440	1806	1844	1737
Att/Det Gar Sqft		400				
Prior Land	$22,200					
Prior Total	$140,000					
Comp Land Estimate	$27,100	$29,400	$29,400	$31,400	$25,500	$27,900
Sale Date		8/9/2019	12/31/2018	6/13/2018	5/25/2018	9/22/2020
Sale Price		$185,000	$167,900	$182,500	$185,000	$220,000
Time Adj Sale Price		$190,000	$177,400	$199,500	$203,400	$220,000
TADJSP/SQFT		$117.28	$123.19	$110.47	$110.30	$126.66
Total Adj Factors	$114,400	$127,800	$108,400	$129,400	$124,400	$140,200
Adjusted Sale Price		$176,600	$183,400	$184,500	$193,400	$194,200
Comparable Estimate	$186,400 ($119.18/SFLA)					

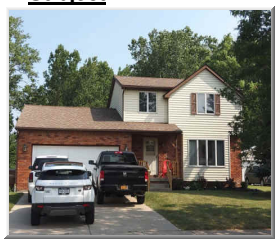
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-4	114.13-2-46	114.17-3-8	113.20-5-36	114.13-2-18	114.17-3-24
Owner	Rogacki Richard J & Ire	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Joy, Geoffrey	Morrissey, Terrence
Address	176 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 238	60 x 120	60 x 145	131 x 115	62 x 120	60 x 121
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	1986 / 0	2003 / 0	1989 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1004	1072	1220	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1004	1072	1220	1235	1255
Att/Det Gar Sqft	506	414	418	440	441	441
Prior Land	$29,200					
Prior Total	$115,000					
Comp Land Estimate	$37,600	$25,500	$27,900	$38,400	$26,100	$25,600
Sale Date		8/9/2019	7/6/2018	9/11/2018	3/2/2018	2/11/2020
Sale Price		$170,000	$180,000	$182,000	$162,000	$153,000
Time Adj Sale Price		$174,600	$195,700	$195,600	$180,100	$154,300
TADJSP/SQFT		$173.90	$182.56	$160.33	$145.83	$122.95
Total Adj Factors	$97,700	$101,500	$116,300	$119,600	$104,800	$95,600
Adjusted Sale Price		$170,800	$177,100	$173,700	$173,000	$156,400
Comparable Estimate	$170,200 ($177.29/SFLA)					

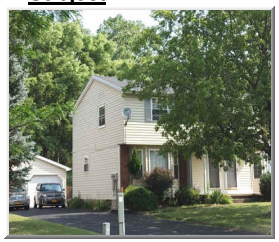
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-8	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-16
Owner	Nassar, Barbara A	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Lysiak, Christie J
Address	179 Losson Rd	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	38 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	62 x 192	60 x 120	62 x 155	60 x 145	55 x 164
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 0
1st Sty Area	1180	1182	1220	1220	1112	1108
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	624 0	624 0	400 0	625 0	1040 0
SFLA	1804	1806	1844	1620	1737	2148
Att/Det Gar Sqft				400		576
Prior Land	$22,500					
Prior Total	$145,000					
Comp Land Estimate	$27,800	$31,400	$25,500	$29,400	$27,900	$27,600
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	7/18/2019
Sale Price		$182,500	$185,000	$185,000	$220,000	$189,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$195,600
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$91.06
Total Adj Factors	$128,100	$129,400	$124,400	$127,800	$140,200	$144,900
Adjusted Sale Price		$198,200	$207,100	$190,300	$207,900	$178,800
Comparable Estimate	$196,500 ($108.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-5	114.17-8-5	114.17-6-1	114.19-1-71	114.19-2-10	114.19-2-77
Owner	Rowley, Joshua N	Marr, Michael J	Koch, Brian	Kotas, Danielle L	Smith, Tara L	Talukder, Mohammed W
Address	180 Losson Rd	167 Losson Rd	3 Butternut Rd	99 Jerome Dr	252 Barbados Dr	299 Barbados 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 286	64 x 130	85 x 120	65 x 120	60 x 120	64 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	03 Alum/vinyl
Year Built/Eff Yr Built	1986 / 0	1988 / 0	1988 / 0	1979 / 0	1981 / 0	1981 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 324	C Average 100	C Average 105	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 2	4 Full 1	3 Partial 0	3 Partial 2	3 Partial 2	4 Full 2
1st Sty Area	1060	1080	1292	1008	1340	1396
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	324 0	225 0	528 0	660 0	373 300	438 0
SFLA	1384	1305	1820	1668	1713	1834
Att/Det Gar Sqft			242			
Prior Land	$29,500					
Prior Total	$130,000					
Comp Land Estimate	$38,000	$27,800	$31,800	$27,000	$25,500	$26,700
Sale Date		9/28/2018	8/25/2020	5/23/2018	10/19/2018	9/12/2018
Sale Price		$175,000	$215,000	$190,000	$215,000	$195,000
Time Adj Sale Price		$188,100	$215,000	$208,900	$229,800	$209,600
TADJSP/SQFT		$144.14	$118.13	$125.24	$134.15	$114.29
Total Adj Factors	$113,000	$112,700	$131,300	$116,700	$122,900	$126,700
Adjusted Sale Price		$188,400	$196,700	$205,200	$219,900	$195,900
Comparable Estimate	$201,200 ($145.38/SFLA)					

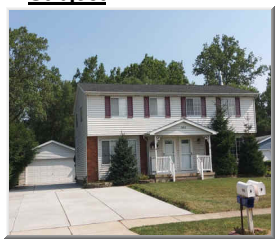
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-9	114.17-7-3	114.17-8-35	114.17-7-20	114.17-3-9	114.17-7-19
Owner	Szachta, Francis P	Saez, Elizabeth	Lepovich, Bradley C	Rivera, Cindy A	Czerwonka, Andrew M	Pilarz, Derek S
Address	183 Losson Rd	9 Ashleaf Dr	5 Rushford Ln	22 Butternut Rd	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	62 x 192	60 x 120	62 x 155	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1986 / 0	1986 / 0	1987 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 624	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1144	1182	1220	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	624 0	624 0	624 0	400 0	625 0	442 0
SFLA	1768	1806	1844	1620	1737	1440
Att/Det Gar Sqft				400		
Prior Land	$22,500					
Prior Total	$136,000					
Comp Land Estimate	$27,800	$31,400	$25,500	$29,400	$27,900	$29,400
Sale Date		6/13/2018	5/25/2018	8/9/2019	9/22/2020	12/31/2018
Sale Price		$182,500	$185,000	$185,000	$220,000	$167,900
Time Adj Sale Price		$199,500	$203,400	$190,000	$220,000	$177,400
TADJSP/SQFT		$110.47	$110.30	$117.28	$126.66	$123.19
Total Adj Factors	$120,500	$129,400	$124,400	$127,800	$140,200	$108,400
Adjusted Sale Price		$190,600	$199,500	$182,700	$200,300	$189,500
Comparable Estimate	$192,500 ($108.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-6	114.17-6-11	114.17-5-30	114.17-5-22	114.17-2-24	113.20-5-11
Owner	Velez, Oscar P	Kleinfelder, Michael R	McCabe, Shawn P Jr	Hill, Stephen J	Benning, Natasha	Gould, David
Address	184 Losson Rd	58 Hillpine Rd	217 Hillpine Rd	249 Hillpine Rd	77 Hillpine Rd	133 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 324	60 x 120	59 x 116	66 x 119	63 x 145	85 x 120
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	1986 / 0	1987 / 0	1989 / 0	1989 / 0	1987 / 0	1990 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	632	813	874	848	954
2nd Sty Area	650	888	740	641	617	666
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 250	0 0	0 0	0 0
SFLA	1552	1520	1553	1515	1465	1620
Att/Det Gar Sqft	462	400	420	440	440	441
Prior Land	$29,800					
Prior Total	$170,000					
Comp Land Estimate	$38,400	$25,500	$24,800	$27,200	$28,900	$31,800
Sale Date		5/20/2020	12/30/2019	9/5/2018	4/25/2018	3/5/2018
Sale Price		$207,000	$205,000	$206,500	$210,000	$180,000
Time Adj Sale Price		$207,700	$207,700	$222,000	$232,200	$200,100
TADJSP/SQFT		$136.64	$133.74	$146.53	$158.50	$123.52
Total Adj Factors	$128,400	$114,900	$116,700	$115,000	$115,100	$132,500
Adjusted Sale Price		$221,200	$219,400	$235,400	$245,500	$196,000
Comparable Estimate	$223,500 ($144.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-10	114.17-7-20	114.17-7-3	114.17-8-35	114.17-3-9	114.17-7-19
Owner	Canazzi, Sebastian N	Rivera, Cindy A	Saez, Elizabeth	Lepovich, Bradley C	Czerwonka, Andrew M	Pilarz, Derek S
Address	187 Losson Rd	22 Butternut Rd	9 Ashleaf Dr	5 Rushford Ln	113 Hillpine Rd	26 Butternut 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	62 x 155	62 x 192	60 x 120	60 x 145	62 x 156
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1987 / 0	1986 / 0	1986 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 576	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	3 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 2	4 Full 1
1st Sty Area	1132	1220	1182	1220	1112	998
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	576 0	400 0	624 0	624 0	625 0	442 0
SFLA	1708	1620	1806	1844	1737	1440
Att/Det Gar Sqft		400				
Prior Land	$22,500					
Prior Total	$140,000					
Comp Land Estimate	$27,800	$29,400	$31,400	$25,500	$27,900	$29,400
Sale Date		8/9/2019	6/13/2018	5/25/2018	9/22/2020	12/31/2018
Sale Price		$185,000	$182,500	$185,000	$220,000	$167,900
Time Adj Sale Price		$190,000	$199,500	$203,400	$220,000	$177,400
TADJSP/SQFT		$117.28	$110.47	$110.30	$126.66	$123.19
Total Adj Factors	$120,100	$127,800	$129,400	$124,400	$140,200	$108,400
Adjusted Sale Price		$182,300	$190,200	$199,100	$199,900	$189,100
Comparable Estimate	$192,100 ($112.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-7	114.09-6-1	125.06-12-6	113.12-1-26	125.10-1-61	113.12-1-21
Owner	Hoeflich, John J	Roman, Brendan P	Tamulski, Travis T	Bell, Anthony M	Decmar Properties, LLC	Weng, Ying
Address	188 Losson Rd	55 Center Ave	95 Seine Dr	3 Marie Ave	73 Strasbourg Dr	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	122	125	122
School Code	143001	143001	146801	143001	146801	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 120	85 x 120	50 x 105	50 x 112	55 x 110	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1969 / 0	1970 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	6	7	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1184	1296	1144	1190	1118
2nd Sty Area	1176	1240	1044	1144	1040	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 240	0 0
SFLA	2328	2424	2340	2288	2230	2262
Att/Det Gar Sqft		400		462		506
Prior Land	$23,600					
Prior Total	$170,000					
Comp Land Estimate	$30,400	$30,000	$16,300	$15,900	$18,100	$15,900
Sale Date		1/3/2019	4/23/2018	12/27/2019	6/28/2018	6/28/2019
Sale Price		$235,000	$145,000	$185,000	$160,000	$170,000
Time Adj Sale Price		$246,800	$160,300	$187,500	$174,900	$175,700
TADJSP/SQFT		$101.82	$68.50	$81.95	$78.43	$77.67
Total Adj Factors	$130,500	$128,100	$68,800	$98,600	$94,000	$92,700
Adjusted Sale Price		$249,200	$222,000	$219,400	$211,400	$213,500
Comparable Estimate	$223,100 ($95.83/SFLA)					

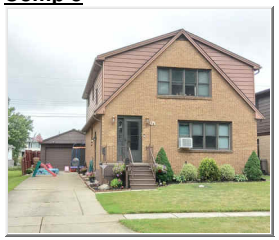
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-11	114.17-3-8	114.13-2-46	113.20-5-36	114.13-2-18	114.17-3-24
Owner	Miesowicz, Dennis J	Krempa, Jonathan J	Tomasello, Susan L	Kaska, Julie	Joy, Geoffrey	Morrissey, Terrence
Address	191 Losson Rd	109 Hillpine Rd	80 Elmleaf Dr	26 Redoak Dr	232 Losson Rd	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	60 x 145	60 x 120	131 x 115	62 x 120	60 x 121
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	1987 / 0	1989 / 0	2003 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1072	1004	1220	1235	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1072	1004	1220	1235	1255
Att/Det Gar Sqft	440	418	414	440	441	441
Prior Land	$22,200					
Prior Total	$110,000					
Comp Land Estimate	$27,100	$27,900	$25,500	$38,400	$26,100	$25,600
Sale Date		7/6/2018	8/9/2019	9/11/2018	3/2/2018	2/11/2020
Sale Price		$180,000	$170,000	$182,000	$162,000	$153,000
Time Adj Sale Price		$195,700	$174,600	$195,600	$180,100	$154,300
TADJSP/SQFT		$182.56	$173.90	$160.33	$145.83	$122.95
Total Adj Factors	$88,900	$116,300	$101,500	$119,600	$104,800	$95,600
Adjusted Sale Price		$168,300	$162,000	$164,900	$164,200	$147,600
Comparable Estimate	$161,400 ($168.13/SFLA)					

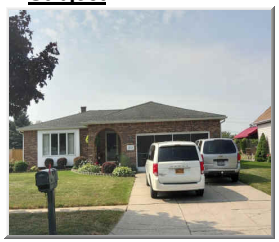
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-8	114.09-6-1	114.20-6-12.1	114.02-4-48	125.06-12-6	113.12-1-26
Owner	Row, Andrea	Roman, Brendan P	Gapinski, April B	Hawthorne-Greer, Keris	Tamulski, Travis T	Bell, Anthony M
Address	192 Losson Rd	55 Center Ave	773 Borden Rd	1339 Borden Rd	95 Seine Dr	3 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	127	123	125	122
School Code	143001	143001	143007	143007	146801	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 120	85 x 120	105 x 306	75 x 181	50 x 105	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1986 / 0	1988 / 0	1969 / 0	1970 / 0
Condition	4 Good	3 Normal	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	4	6	5	6
Full/Half Baths	3 / 0	2 / 0	2 / 2	3 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1108	1184	1152	1149	1296	1144
2nd Sty Area	1176	1240	1152	1134	1044	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2284	2424	2304	2283	2340	2288
Att/Det Gar Sqft	440	400				462
Prior Land	$23,600					
Prior Total	$185,000					
Comp Land Estimate	$30,400	$30,000	$34,400	$32,600	$16,300	$15,900
Sale Date		1/3/2019	10/26/2020	7/19/2018	4/23/2018	12/27/2019
Sale Price		$235,000	$260,000	$250,000	$145,000	$185,000
Time Adj Sale Price		$246,800	$260,000	$271,800	$160,300	$187,500
TADJSP/SQFT		$101.82	$112.85	$119.05	$68.50	$81.95
Total Adj Factors	$157,200	$128,100	$142,600	$134,300	$68,800	$98,600
Adjusted Sale Price		$275,900	$274,600	$294,700	$248,700	$246,100
Comparable Estimate	$268,000 ($117.34/SFLA)					

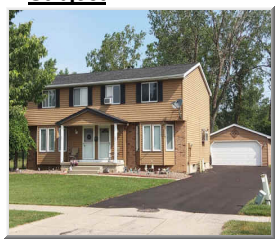
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-12	114.13-2-46	114.17-3-8	114.13-2-18	113.20-5-36	114.17-3-24
Owner	Cudney, Evelyn H	Tomasello, Susan L	Krempa, Jonathan J	Joy, Geoffrey	Kaska, Julie	Morrissey, Terrence
Address	195 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	232 Losson Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	60 x 120	60 x 145	62 x 120	131 x 115	60 x 121
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	1987 / 0	2003 / 0	1989 / 0	1990 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1004	1072	1235	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1004	1072	1235	1220	1255
Att/Det Gar Sqft	440	414	418	441	440	441
Prior Land	$22,500					
Prior Total	$110,000					
Comp Land Estimate	$27,800	$25,500	$27,900	$26,100	$38,400	$25,600
Sale Date		8/9/2019	7/6/2018	3/2/2018	9/11/2018	2/11/2020
Sale Price		$170,000	$180,000	$162,000	$182,000	$153,000
Time Adj Sale Price		$174,600	$195,700	$180,100	$195,600	$154,300
TADJSP/SQFT		$173.90	$182.56	$145.83	$160.33	$122.95
Total Adj Factors	$90,400	$101,500	$116,300	$104,800	$119,600	$95,600
Adjusted Sale Price		$163,500	$169,800	$165,700	$166,400	$149,100
Comparable Estimate	$162,900 ($169.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-9	114.09-6-1	125.10-1-61	125.06-12-6	113.12-1-26	113.12-1-21
Owner	Solecki, Sandra A	Roman, Brendan P	Decmar Properties, LLC	Tamulski, Travis T	Bell, Anthony M	Weng, Ying
Address	196 Losson Rd	55 Center Ave	73 Strasbourg Dr	95 Seine Dr	3 Marie Ave	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	122
School Code	143001	143001	146801	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	77 x 120	85 x 120	55 x 110	50 x 105	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1969 / 0	1969 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air 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	7	5	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1112	1184	1190	1296	1144	1118
2nd Sty Area	1148	1240	1040	1044	1144	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 240	0 0	0 0	0 0
SFLA	2260	2424	2230	2340	2288	2262
Att/Det Gar Sqft	440	400			462	506
Prior Land	$23,600					
Prior Total	$168,000					
Comp Land Estimate	$30,400	$30,000	$18,100	$16,300	$15,900	$15,900
Sale Date		1/3/2019	6/28/2018	4/23/2018	12/27/2019	6/28/2019
Sale Price		$235,000	$160,000	$145,000	$185,000	$170,000
Time Adj Sale Price		$246,800	$174,900	$160,300	$187,500	$175,700
TADJSP/SQFT		$101.82	$78.43	$68.50	$81.95	$77.67
Total Adj Factors	$133,400	$128,100	$94,000	$68,800	$98,600	$92,700
Adjusted Sale Price		$252,100	$214,300	$224,900	$222,300	$216,400
Comparable Estimate	$226,000 ($100/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-13	114.13-2-18	114.17-3-24	114.13-2-26	113.20-5-36	113.20-5-2
Owner	Mcevoy, Laverne J Jr	Joy, Geoffrey	Morrissey, Terrence	Miller, Eric W	Kaska, Julie	Szymanski, Brian
Address	199 Losson Rd	232 Losson Rd	173 Hillpine Rd	20 Rushford Ln	26 Redoak Dr	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	64 x 130	62 x 120	60 x 121	65 x 120	131 x 115	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1994 / 0	1990 / 0	1989 / 0	1998 / 0	1987 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 105	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	1
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1290	1235	1255	1426	1220	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1290	1235	1255	1426	1220	1302
Att/Det Gar Sqft	500	441	441	400	440	399
Prior Land	$22,500					
Prior Total	$145,200					
Comp Land Estimate	$27,800	$26,100	$25,600	$27,000	$38,400	$29,400
Sale Date		3/2/2018	2/11/2020	11/5/2020	9/11/2018	5/24/2019
Sale Price		$162,000	$153,000	$207,500	$182,000	$131,500
Time Adj Sale Price		$180,100	$154,300	$207,500	$195,600	$136,400
TADJSP/SQFT		$145.83	$122.95	$145.51	$160.33	$104.76
Total Adj Factors	$112,700	$104,800	$95,600	$122,300	$119,600	$88,100
Adjusted Sale Price		$188,000	$171,400	$197,900	$188,700	$161,000
Comparable Estimate	$181,400 ($140.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-10	114.09-6-1	125.06-12-32	125.06-12-6	113.34-1-21	113.50-5-5
Owner	Tylec, Richard J	Roman, Brendan P	Craven, Charles R II	Tamulski, Travis T	Ostrowski, Gary J	Al Mamun, Abdullah
Address	200 Losson Rd	55 Center Ave	140 Seine Dr	95 Seine Dr	39 Sandy Ln	14 Fairoaks 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	124	123	125	125	122	122
School Code	143001	143001	146801	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 100	50 x 105	59 x 185	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1989 / 0	1994 / 0	1968 / 0	1969 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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	5	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1348	1184	1232	1296	1236	1218
2nd Sty Area	1176	1240	1232	1044	1296	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 750
SFLA	2524	2424	2464	2340	2532	2436
Att/Det Gar Sqft	480	400	440		418	400
Prior Land	$24,600					
Prior Total	$185,000					
Comp Land Estimate	$31,800	$30,000	$15,800	$16,300	$21,800	$15,300
Sale Date		1/3/2019	6/24/2019	4/23/2018	9/13/2019	9/29/2020
Sale Price		$235,000	$187,000	$145,000	$200,000	$216,000
Time Adj Sale Price		$246,800	$193,300	$160,300	$204,700	$216,000
TADJSP/SQFT		$101.82	$78.45	$68.50	$80.85	$88.67
Total Adj Factors	$148,400	$128,100	$106,800	$68,800	$107,900	$102,200
Adjusted Sale Price		$267,100	$234,900	$239,900	$245,200	$262,200
Comparable Estimate	$249,900 ($99.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-14	114.17-8-14	113.20-5-57.2	114.18-8-20	114.13-2-26	113.20-5-2
Owner	Eddy, Robert T	Eddy, Robert T	Jones, Dawan D	Anx, Quintessence	Miller, Eric W	Szymanski, Brian
Address	203 Losson Rd	203 Losson Rd	41 Redoak Dr	181 Whitney Pl	20 Rushford Ln	97 Losson 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 130	62 x 130	62 x 142	87 x 126	65 x 120	73 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1985 / 0	1985 / 0	1990 / 0	1995 / 0	1998 / 0	1988 / 0
Condition	4 Good	4 Good	4 Good	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 105	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	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	1
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1596	1596	1562	1645	1426	1302
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 650	0 0	0 0
SFLA	1596	1596	1562	1645	1426	1302
Att/Det Gar Sqft	462	462	440	462	400	399
Prior Land	$22,200					
Prior Total	$155,000					
Comp Land Estimate	$27,100	$27,100	$28,300	$32,900	$27,000	$29,400
Sale Date		10/2/2018	11/26/2019	8/24/2020	11/5/2020	5/24/2019
Sale Price		$192,000	$212,500	$273,725	$207,500	$131,500
Time Adj Sale Price		$205,200	$216,100	$273,700	$207,500	$136,400
TADJSP/SQFT		$128.57	$138.35	$166.38	$145.51	$104.76
Total Adj Factors	$147,700	$148,700	$143,900	$176,900	$122,300	$88,100
Adjusted Sale Price		$204,200	$219,900	$244,500	$232,900	$196,000
Comparable Estimate	$219,500 ($137.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-11	114.09-6-1	125.06-12-6	125.10-1-61	113.12-1-26	125.06-12-32
Owner	Dusyn, Carol J	Roman, Brendan P	Tamulski, Travis T	Decmar Properties, LLC	Bell, Anthony M	Craven, Charles R II
Address	204 Losson Rd	55 Center Ave	95 Seine Dr	73 Strasbourg Dr	3 Marie Ave	140 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 105	55 x 110	50 x 112	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1989 / 0	1994 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	7	6	6
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1184	1296	1190	1144	1232
2nd Sty Area	1176	1240	1044	1040	1144	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 400
SFLA	2328	2424	2340	2230	2288	2464
Att/Det Gar Sqft	440	400			462	440
Prior Land	$24,600					
Prior Total	$170,000					
Comp Land Estimate	$31,800	$30,000	$16,300	$18,100	$15,900	$15,800
Sale Date		1/3/2019	4/23/2018	6/28/2018	12/27/2019	6/24/2019
Sale Price		$235,000	$145,000	$160,000	$185,000	$187,000
Time Adj Sale Price		$246,800	$160,300	$174,900	$187,500	$193,300
TADJSP/SQFT		$101.82	$68.50	$78.43	$81.95	$78.45
Total Adj Factors	$137,300	$128,100	$68,800	$94,000	$98,600	$106,800
Adjusted Sale Price		$256,000	$228,800	$218,200	$226,200	$223,800
Comparable Estimate	$230,600 ($99.05/SFLA)					

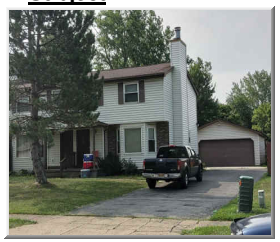
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-8-15	114.13-2-46	114.13-2-18	114.17-3-8	113.20-5-36	114.17-3-24
Owner	Rutkowski, Joan	Tomasello, Susan L	Joy, Geoffrey	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence
Address	207 Losson Rd	80 Elmleaf Dr	232 Losson Rd	109 Hillpine Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	67 x 143	60 x 120	62 x 120	60 x 145	131 x 115	60 x 121
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	1990 / 0	2003 / 0	1990 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1004	1235	1072	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1004	1235	1072	1220	1255
Att/Det Gar Sqft	308	414	441	418	440	441
Prior Land	$24,000					
Prior Total	$120,000					
Comp Land Estimate	$30,100	$25,500	$26,100	$27,900	$38,400	$25,600
Sale Date		8/9/2019	3/2/2018	7/6/2018	9/11/2018	2/11/2020
Sale Price		$170,000	$162,000	$180,000	$182,000	$153,000
Time Adj Sale Price		$174,600	$180,100	$195,700	$195,600	$154,300
TADJSP/SQFT		$173.90	$145.83	$182.56	$160.33	$122.95
Total Adj Factors	$89,200	$101,500	$104,800	$116,300	$119,600	$95,600
Adjusted Sale Price		$162,300	$164,500	$168,600	$165,200	$147,900
Comparable Estimate	$161,700 ($168.44/SFLA)					

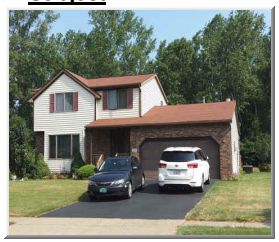
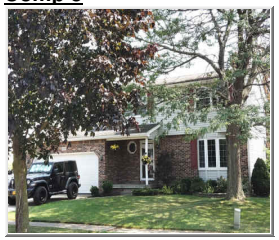
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-12	114.13-2-18	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24
Owner	Kos, William P	Joy, Geoffrey	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence
Address	208 Losson Rd	232 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	62 x 120	60 x 120	60 x 145	131 x 115	60 x 121
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	1989 / 0	1990 / 0	2003 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1235	1004	1072	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1025	1235	1004	1072	1220	1255
Att/Det Gar Sqft	440	441	414	418	440	441
Prior Land	$21,800					
Prior Total	$116,000					
Comp Land Estimate	$27,000	$26,100	$25,500	$27,900	$38,400	$25,600
Sale Date		3/2/2018	8/9/2019	7/6/2018	9/11/2018	2/11/2020
Sale Price		$162,000	$170,000	$180,000	$182,000	$153,000
Time Adj Sale Price		$180,100	$174,600	$195,700	$195,600	$154,300
TADJSP/SQFT		$145.83	$173.90	$182.56	$160.33	$122.95
Total Adj Factors	$91,700	$104,800	$101,500	$116,300	$119,600	$95,600
Adjusted Sale Price		$167,000	$164,800	$171,100	$167,700	$150,400
Comparable Estimate	$164,200 ($160.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-13	114.13-2-18	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24
Owner	Taberski, Robert J	Joy, Geoffrey	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence
Address	212 Losson Rd	232 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	62 x 120	60 x 120	60 x 145	131 x 115	60 x 121
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	1989 / 0	1990 / 0	2003 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1235	1004	1072	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1235	1004	1072	1220	1255
Att/Det Gar Sqft	440	441	414	418	440	441
Prior Land	$21,800					
Prior Total	$116,000					
Comp Land Estimate	$27,000	$26,100	$25,500	$27,900	$38,400	$25,600
Sale Date		3/2/2018	8/9/2019	7/6/2018	9/11/2018	2/11/2020
Sale Price		$162,000	$170,000	$180,000	$182,000	$153,000
Time Adj Sale Price		$180,100	$174,600	$195,700	$195,600	$154,300
TADJSP/SQFT		$145.83	$173.90	$182.56	$160.33	$122.95
Total Adj Factors	$88,800	$104,800	$101,500	$116,300	$119,600	$95,600
Adjusted Sale Price		$164,100	$161,900	$168,200	$164,800	$147,500
Comparable Estimate	$161,300 ($168.02/SFLA)					

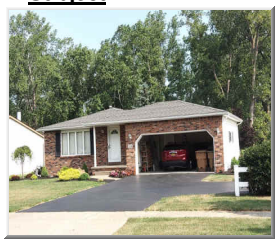
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-1	114.09-6-1	125.06-12-32	125.06-12-6	113.50-5-5	125.10-1-61
Owner	Justinger, Susan	Roman, Brendan P	Craven, Charles R II	Tamulski, Travis T	Al Mamun, Abdullah	Decmar Properties, LLC
Address	215 Losson Rd	55 Center Ave	140 Seine Dr	95 Seine Dr	14 Fairoaks Ln	73 Strasbourg Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	85 x 120	85 x 120	50 x 100	50 x 105	50 x 105	55 x 110
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1968 / 0	1969 / 0	1965 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	6	5	6	7
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1264	1184	1232	1296	1218	1190
2nd Sty Area	1176	1240	1232	1044	1218	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 750	0 240
SFLA	2440	2424	2464	2340	2436	2230
Att/Det Gar Sqft	400	400	440		400	
Prior Land	$24,600					
Prior Total	$190,000					
Comp Land Estimate	$31,800	$30,000	$15,800	$16,300	$15,300	$18,100
Sale Date		1/3/2019	6/24/2019	4/23/2018	9/29/2020	6/28/2018
Sale Price		$235,000	$187,000	$145,000	$216,000	$160,000
Time Adj Sale Price		$246,800	$193,300	$160,300	$216,000	$174,900
TADJSP/SQFT		$101.82	$78.45	$68.50	$88.67	$78.43
Total Adj Factors	$141,300	$128,100	$106,800	$68,800	$102,200	$94,000
Adjusted Sale Price		$260,000	$227,800	$232,800	$255,100	$222,200
Comparable Estimate	$239,600 ($98.2/SFLA)					

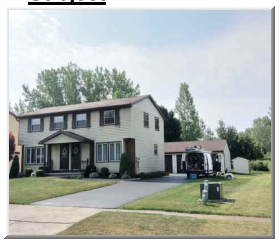
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-14	114.17-3-7	114.17-2-24	114.17-6-11	114.18-3-25	114.17-5-22
Owner	Barrows, Patrick J	Seiser, Gregory	Benning, Natasha	Kleinfelder, Michael R	Waag, Brian	Hill, Stephen J
Address	216 Losson Rd	105 Hillpine Rd	77 Hillpine Rd	58 Hillpine Rd	233 Towers Blvd	249 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	60 x 145	63 x 145	60 x 120	70 x 130	66 x 119
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	1988 / 0	1988 / 0	1987 / 0	1987 / 0	1990 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	1 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	652	796	848	632	676	874
2nd Sty Area	600	585	617	888	725	641
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 275	0 0
SFLA	1252	1381	1465	1520	1401	1515
Att/Det Gar Sqft	380	440	440	400	480	440
Prior Land	$21,800					
Prior Total	$145,000					
Comp Land Estimate	$27,000	$27,900	$28,900	$25,500	$29,600	$27,200
Sale Date		10/2/2020	4/25/2018	5/20/2020	8/25/2020	9/5/2018
Sale Price		$223,000	$210,000	$207,000	$189,000	$206,500
Time Adj Sale Price		$223,000	$232,200	$207,700	$189,000	$222,000
TADJSP/SQFT		$161.48	$158.50	$136.64	$134.90	$146.53
Total Adj Factors	$101,400	$107,300	$115,100	$114,900	$109,700	$115,000
Adjusted Sale Price		$217,100	$218,500	$194,200	$180,700	$208,400
Comparable Estimate	$203,800 ($162.78/SFLA)					

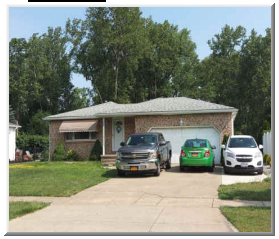
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-2	114.09-6-1	125.06-12-6	125.10-1-61	113.12-1-26	125.06-12-32
Owner	Subjeck, Thomas J	Roman, Brendan P	Tamulski, Travis T	Decmar Properties, LLC	Bell, Anthony M	Craven, Charles R II
Address	219 Losson Rd	55 Center Ave	95 Seine Dr	73 Strasbourg Dr	3 Marie Ave	140 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 120	85 x 120	50 x 105	55 x 110	50 x 112	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	2 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	7	6	6
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1184	1296	1190	1144	1232
2nd Sty Area	1176	1240	1044	1040	1144	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 400
SFLA	2328	2424	2340	2230	2288	2464
Att/Det Gar Sqft	484	400			462	440
Prior Land	$24,000					
Prior Total	$168,000					
Comp Land Estimate	$30,900	$30,000	$16,300	$18,100	$15,900	$15,800
Sale Date		1/3/2019	4/23/2018	6/28/2018	12/27/2019	6/24/2019
Sale Price		$235,000	$145,000	$160,000	$185,000	$187,000
Time Adj Sale Price		$246,800	$160,300	$174,900	$187,500	$193,300
TADJSP/SQFT		$101.82	$68.50	$78.43	$81.95	$78.45
Total Adj Factors	$144,500	$128,100	$68,800	$94,000	$98,600	$106,800
Adjusted Sale Price		$263,200	$236,000	$225,400	$233,400	$231,000
Comparable Estimate	$237,800 ($102.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-15	114.17-6-11	114.17-2-24	114.17-5-22	114.17-5-30	114.17-3-7
Owner	Kwiatkowski, Robert J	Kleinfelder, Michael R	Benning, Natasha	Hill, Stephen J	McCabe, Shawn P Jr	Seiser, Gregory
Address	220 Losson Rd	58 Hillpine Rd	77 Hillpine Rd	249 Hillpine Rd	217 Hillpine Rd	105 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	60 x 120	63 x 145	66 x 119	59 x 116	60 x 145
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	1988 / 0	1987 / 0	1987 / 0	1989 / 0	1989 / 0	1988 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	856	632	848	874	813	796
2nd Sty Area	630	888	617	641	740	585
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 250	0 0
SFLA	1486	1520	1465	1515	1553	1381
Att/Det Gar Sqft	440	400	440	440	420	440
Prior Land	$21,800					
Prior Total	$156,000					
Comp Land Estimate	$27,000	$25,500	$28,900	$27,200	$24,800	$27,900
Sale Date		5/20/2020	4/25/2018	9/5/2018	12/30/2019	10/2/2020
Sale Price		$207,000	$210,000	$206,500	$205,000	$223,000
Time Adj Sale Price		$207,700	$232,200	$222,000	$207,700	$223,000
TADJSP/SQFT		$136.64	$158.50	$146.53	$133.74	$161.48
Total Adj Factors	$114,800	$114,900	$115,100	$115,000	$116,700	$107,300
Adjusted Sale Price		$207,600	$231,900	$221,800	$205,800	$230,500
Comparable Estimate	$219,500 ($147.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-3	125.10-1-61	114.09-6-1	125.06-12-6	113.12-1-26	113.12-1-21
Owner	Sorrento, Mark	Decmar Properties, LLC	Roman, Brendan P	Tamulski, Travis T	Bell, Anthony M	Weng, Ying
Address	223 Losson Rd	73 Strasbourg Dr	55 Center Ave	95 Seine Dr	3 Marie Ave	23 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	125	123	125	122	122
School Code	143001	146801	143001	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	80 x 185	55 x 110	85 x 120	50 x 105	50 x 112	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1969 / 0	1994 / 0	1969 / 0	1970 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	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	7	4	5	6	6
Full/Half Baths	4 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1092	1190	1184	1296	1144	1118
2nd Sty Area	1134	1040	1240	1044	1144	1144
Fin Bsmt/Fin Rec Rm	0 176	0 240	0 0	0 0	0 0	0 0
SFLA	2226	2230	2424	2340	2288	2262
Att/Det Gar Sqft	440		400		462	506
Prior Land	$28,600					
Prior Total	$178,500					
Comp Land Estimate	$36,800	$18,100	$30,000	$16,300	$15,900	$15,900
Sale Date		6/28/2018	1/3/2019	4/23/2018	12/27/2019	6/28/2019
Sale Price		$160,000	$235,000	$145,000	$185,000	$170,000
Time Adj Sale Price		$174,900	$246,800	$160,300	$187,500	$175,700
TADJSP/SQFT		$78.43	$101.82	$68.50	$81.95	$77.67
Total Adj Factors	$143,600	$94,000	$128,100	$68,800	$98,600	$92,700
Adjusted Sale Price		$224,500	$262,300	$235,100	$232,500	$226,600
Comparable Estimate	$236,200 ($106.11/SFLA)					

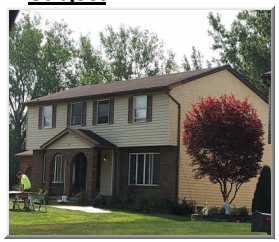
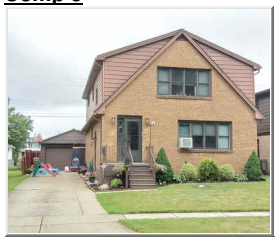
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-16	114.13-2-18	114.13-2-46	114.17-3-8	113.20-5-36	114.17-3-24
Owner	Pulito John F	Joy, Geoffrey	Tomasello, Susan L	Krempa, Jonathan J	Kaska, Julie	Morrissey, Terrence
Address	224 Losson Rd	232 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	26 Redoak Dr	173 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	62 x 120	60 x 120	60 x 145	131 x 115	60 x 121
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	1988 / 0	1990 / 0	2003 / 0	1989 / 0	1987 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	966	1235	1004	1072	1220	1255
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	966	1235	1004	1072	1220	1255
Att/Det Gar Sqft	418	441	414	418	440	441
Prior Land	$21,800					
Prior Total	$110,000					
Comp Land Estimate	$27,000	$26,100	$25,500	$27,900	$38,400	$25,600
Sale Date		3/2/2018	8/9/2019	7/6/2018	9/11/2018	2/11/2020
Sale Price		$162,000	$170,000	$180,000	$182,000	$153,000
Time Adj Sale Price		$180,100	$174,600	$195,700	$195,600	$154,300
TADJSP/SQFT		$145.83	$173.90	$182.56	$160.33	$122.95
Total Adj Factors	$88,900	$104,800	$101,500	$116,300	$119,600	$95,600
Adjusted Sale Price		$164,200	$162,000	$168,300	$164,900	$147,600
Comparable Estimate	$161,400 ($167.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-4	114.09-6-1	125.06-12-6	125.10-1-61	113.12-1-26	125.06-12-32
Owner	Weinreber David A	Roman, Brendan P	Tamulski, Travis T	Decmar Properties, LLC	Bell, Anthony M	Craven, Charles R II
Address	227 Losson Rd	55 Center Ave	95 Seine Dr	73 Strasbourg Dr	3 Marie Ave	140 Seine Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	122	125
School Code	143001	143001	146801	146801	143001	146801
Site No.	1	1	1	1	1	1
Land Size	80 x 185	85 x 120	50 x 105	55 x 110	50 x 112	50 x 100
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1969 / 0	1969 / 0	1970 / 0	1968 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	7	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1146	1184	1296	1190	1144	1232
2nd Sty Area	1176	1240	1044	1040	1144	1232
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 0	0 400
SFLA	2322	2424	2340	2230	2288	2464
Att/Det Gar Sqft	650	400			462	440
Prior Land	$25,700					
Prior Total	$178,000					
Comp Land Estimate	$36,800	$30,000	$16,300	$18,100	$15,900	$15,800
Sale Date		1/3/2019	4/23/2018	6/28/2018	12/27/2019	6/24/2019
Sale Price		$235,000	$145,000	$160,000	$185,000	$187,000
Time Adj Sale Price		$246,800	$160,300	$174,900	$187,500	$193,300
TADJSP/SQFT		$101.82	$68.50	$78.43	$81.95	$78.45
Total Adj Factors	$148,200	$128,100	$68,800	$94,000	$98,600	$106,800
Adjusted Sale Price		$266,900	$239,700	$229,100	$237,100	$234,700
Comparable Estimate	$241,500 ($104.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-17	114.13-2-18	114.13-2-46	114.17-3-8	114.17-3-24	113.20-5-36
Owner	Conner, Paul	Joy, Geoffrey	Tomasello, Susan L	Krempa, Jonathan J	Morrissey, Terrence	Kaska, Julie
Address	228 Losson Rd	232 Losson Rd	80 Elmleaf Dr	109 Hillpine Rd	173 Hillpine Rd	26 Redoak 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	65 x 120	62 x 120	60 x 120	60 x 145	60 x 121	131 x 115
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	1989 / 0	1990 / 0	2003 / 0	1989 / 0	1989 / 0	1987 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	1235	1004	1072	1255	1220
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	960	1235	1004	1072	1255	1220
Att/Det Gar Sqft	440	441	414	418	441	440
Prior Land	$21,800					
Prior Total	$111,000					
Comp Land Estimate	$27,000	$26,100	$25,500	$27,900	$25,600	$38,400
Sale Date		3/2/2018	8/9/2019	7/6/2018	2/11/2020	9/11/2018
Sale Price		$162,000	$170,000	$180,000	$153,000	$182,000
Time Adj Sale Price		$180,100	$174,600	$195,700	$154,300	$195,600
TADJSP/SQFT		$145.83	$173.90	$182.56	$122.95	$160.33
Total Adj Factors	$88,800	$104,800	$101,500	$116,300	$95,600	$119,600
Adjusted Sale Price		$164,100	$161,900	$168,200	$147,500	$164,800
Comparable Estimate	$161,300 ($168.02/SFLA)					

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

Roll Year: 2021
Option : 124_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.17-2-5	114.09-6-1	125.06-12-32	125.06-12-6	113.34-1-21	113.50-5-5
Owner	NN Property Holdings, l	Roman, Brendan P	Craven, Charles R II	Tamulski, Travis T	Ostrowski, Gary J	Al Mamun, Abdullah
Address	231 Losson Rd	55 Center Ave	140 Seine Dr	95 Seine Dr	39 Sandy Ln	14 Fairoaks 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	124	123	125	125	122	122
School Code	143001	143001	146801	146801	143001	143001
Site No.	1	1	1	1	1	1
Land Size	204 x 138	85 x 120	50 x 100	50 x 105	59 x 185	50 x 105
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1987 / 0	1994 / 0	1968 / 0	1969 / 0	1967 / 0	1965 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	4	6	5	6	6
Full/Half Baths	3 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1500	1184	1232	1296	1236	1218
2nd Sty Area	1218	1240	1232	1044	1296	1218
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 750
SFLA	2718	2424	2464	2340	2532	2436
Att/Det Gar Sqft	400	400	440		418	400
Prior Land	$41,700					
Prior Total	$174,300					
Comp Land Estimate	$49,800	$30,000	$15,800	$16,300	$21,800	$15,300
Sale Date		1/3/2019	6/24/2019	4/23/2018	9/13/2019	9/29/2020
Sale Price		$235,000	$187,000	$145,000	$200,000	$216,000
Time Adj Sale Price		$246,800	$193,300	$160,300	$204,700	$216,000
TADJSP/SQFT		$101.82	$78.45	$68.50	$80.85	$88.67
Total Adj Factors	$169,400	$128,100	$106,800	$68,800	$107,900	$102,200
Adjusted Sale Price		$288,100	$255,900	$260,900	$266,200	$283,200
Comparable Estimate	$270,900 ($99.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-18	114.13-2-18	114.17-3-24	113.20-5-36	113.20-5-2	114.17-3-8
Owner	Joy Geoffrey	Joy, Geoffrey	Morrissey, Terrence	Kaska, Julie	Szymanski, Brian	Krempa, Jonathan J
Address	232 Losson Rd	232 Losson Rd	173 Hillpine Rd	26 Redoak Dr	97 Losson Rd	109 Hillpine 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	124	124	124	124	124	124
School Code	143001	143001	143001	143001	143001	143001
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	60 x 121	131 x 115	73 x 120	60 x 145
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	1990 / 0	1990 / 0	1989 / 0	1987 / 0	1988 / 0	1989 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	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	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	1	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1235	1235	1255	1220	1302	1072
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1235	1235	1255	1220	1302	1072
Att/Det Gar Sqft	441	441	441	440	399	418
Prior Land	$21,300					
Prior Total	$135,000					
Comp Land Estimate	$26,100	$26,100	$25,600	$38,400	$29,400	$27,900
Sale Date		3/2/2018	2/11/2020	9/11/2018	5/24/2019	7/6/2018
Sale Price		$162,000	$153,000	$182,000	$131,500	$180,000
Time Adj Sale Price		$180,100	$154,300	$195,600	$136,400	$195,700
TADJSP/SQFT		$145.83	$122.95	$160.33	$104.76	$182.56
Total Adj Factors	$104,800	$104,800	$95,600	$119,600	$88,100	$116,300
Adjusted Sale Price		$180,100	$163,500	$180,800	$153,100	$184,200
Comparable Estimate	$172,300 ($139.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143089	143089	143089	143089	143089	143089
Print Key	114.13-2-19	114.09-6-1	125.06-12-6	125.10-1-61	125.06-12-32	113.12-1-26
Owner	Justinger, Susan M	Roman, Brendan P	Tamulski, Travis T	Decmar Properties, LLC	Craven, Charles R II	Bell, Anthony M
Address	236 Losson Rd	55 Center Ave	95 Seine Dr	73 Strasbourg Dr	140 Seine Dr	3 Marie Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	124	123	125	125	125	122
School Code	143001	143001	146801	146801	146801	143001
Site No.	1	1	1	1	1	1
Land Size	76 x 120	85 x 120	50 x 105	55 x 110	50 x 100	50 x 112
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1988 / 0	1994 / 0	1969 / 0	1969 / 0	1968 / 0	1970 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	4	5	7	6	6
Full/Half Baths	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1184	1296	1190	1232	1144
2nd Sty Area	1176	1240	1044	1040	1232	1144
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 240	0 400	0 0
SFLA	2328	2424	2340	2230	2464	2288
Att/Det Gar Sqft	400	400			440	462
Prior Land	$23,400					
Prior Total	$180,000					
Comp Land Estimate	$30,200	$30,000	$16,300	$18,100	$15,800	$15,900
Sale Date		1/3/2019	4/23/2018	6/28/2018	6/24/2019	12/27/2019
Sale Price		$235,000	$145,000	$160,000	$187,000	$185,000
Time Adj Sale Price		$246,800	$160,300	$174,900	$193,300	$187,500
TADJSP/SQFT		$101.82	$68.50	$78.43	$78.45	$81.95
Total Adj Factors	$137,900	$128,100	$68,800	$94,000	$106,800	$98,600
Adjusted Sale Price		$256,600	$229,400	$218,800	$224,400	$226,800
Comparable Estimate	$231,200 ($99.31/SFLA)					